Record 1st

S&K #: 07-50734

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Bank USA, organized and existing under the laws of the United States of America hereinafter called Grantor, and Bradley R. Clark, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

A certain tract or parcel of land in Davidson County, in the Stare of Tennessee, described as follows: Being all of the Lot No 532, on the Plan of Tulip Grove, Section 9, as shown by plat appearing of record in Plat Book 4675, page 135, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20040707-0080585 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20071001-0116395, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC Bank USA

BY: Dana M. Hoppus

Dana M. Hoppus

Title: Assistant Vice President Asst. Vice President

Davidson County DEEDWARR
Recvd: 04/03/08 10:12 2 pg:
Fees:13.00 Taxes:460.84

20080403-0033618

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DANA M. HOPKINS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of HSBC Bank USA, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 8TH day of FEBRUARY, 2008.

MARY POPOFF
Commission # 1595541
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2009

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $124,550.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 8 day of February, 2008.

Notary Public

My Commission Expires: 6/15/2010

SHAUNA D. JACKSON
NOTARY PUBLIC
STATE OF TENNESSEE
SHELBY COUNTY
My Commission Expires 06/15/2010

Property Address: 685 Atlanta Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bradley R. Clark
685 Atlanta Dr.
Hermitage, TN 37076

S & K File # 07-50734

Map & Parcel - 75-08.157.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119