Return To:

Tony Duncan Law
4525 Harding Rd., Ste. 200
Nashville, TN 37205

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me this 3 day of ~~February~~ March, 2008.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Affiant

Heidi Brodersen, Asst. Vice President

Notary Public

Davidson County DEEDWARR
Recvd: 05/22/08 10:18 2 pgs
Fees:13.00 Taxes:218.30
20080522-0052548

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Sergio Yanez 2909 A Anderson Road Nashville, Tennessee 37217 MAP & PARCEL NO. 150-05-OB-002.00	New Owner

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HSBC Bank USA, National Association,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Sergio Yanez, unmarried *

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Located in Davidson County, Tennessee, Unit Number 2, being a portion of Lot Number 355 on the Plan of Forrest View Park, Section 11, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in Instrument Number 20030133-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HSBC Bank USA, National Association by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated September 5, 2007, and filed of record on September 10, 2007, in Instrument No. 20070910-0108395, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2909 A Anderson Road, Nashville, Tennessee 37217

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

*Sergio Yanez and Sergio G. Yanez are one and the same person.

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 3 DAY OF ~~FEBRUARY~~ MARCH, 2008.

HSBC Bank USA, National Association
By: _____ By Chase Home Finance, LLC
as attorney-in-fact ~~As Attorney-in-Fact~~

by: Heidi Brodersen, Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~Heidi Brodersen, Asst. Vice President~~, who, upon oath, acknowledged him/herself to be the AVP of Chase Home Finance LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chase Home Finance LLC executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 3 day of ~~February,~~ MARCH 2008.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Notary Public

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SPECIAL WARRANTY DEED

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