STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me this 24th day of April, 2008.

My Commission Expires:
4-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 05/28/08 09:23 2 pgs
Fees:13.00 Taxes:388.50
20080528-0054122

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2435

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jody D. Robinson 1509 Laurel Oak Drive Antioch, Tennessee 37013 MAP & PARCEL NO. 164-12-0/046.00	FIRST AMERICAN REAL ESTATE TAX SERVICE ESCROW REPORTING DAL-07 8435 STEMMONS FREEWAY DALLAS, TX 75247

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 N.A.,

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

Jody D. Robinson,

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:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Second Revision to the Final Plat of Meadow Woods, Phase 1, of record in Plat Book 9700, page 570, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to HSBC Bank, USA N.A. by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated December 19, 2007, and filed of record on December 31, 2007, in Instrument No. 20071231-0148643, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1509 Laurel Oak Drive, Antioch, Tennessee 37013

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 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 19 **DAY OF** ~~APRIL~~ May**, 2008.**

HSBC Bank, USA N.A.
By: JP MORGAN CHASE BANK
as attorney-in-fact

by: Bob Suhre
Assistant 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 Bob Suhre**, who, upon oath, acknowledged him/herself to be the** AVP **of** JP MORGAN CHASE BANK**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** JP MORGAN CHASE BANK **executed the within instrument for the purposes therein contained and who further acknowledged that** JP MORGAN CHASE BANK **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 19 **day of** ~~April~~ May**, 2008.**

My Commission Expires: 01.08.2012

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Notary Public

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SPECIAL WARRANTY DEED

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