THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
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Memphis, TN 38103
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Davidson County DEEDWARR
Recvd: 06/26/08 09:15 3 pgs
Fees:18.00 Taxes:318.20
20080626-0065700

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of May, 2008 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Nicolet Henderson, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The Southerly 95 feet of the Westerly part of Lot Number 17 of Block "D" on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot Number 17 fronts 50 feet on the northerly side of Cumberland Street and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20080117-0005562 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 21 day of May,2008.

HSBC Mortgage Services, Inc.

BY: Dana M. Hoppus

TITLE: Dana M. Hoppus
Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

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

Before me, the undersigned Notary Public in and for said County and State, personally appeared Dana M. Hoppus with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the AVP, of , the within named bargainor, a Corporation, and that such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AVP.

Witness my hand and Official Seal at office this 21 day of May,2008.

Notary ~~Public~~

My Commission Expires: 7-17-09

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Property Address: 241 Cumberland Avenue, Madison, TN 37115
Parcel # 04309009700

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: ~~Nicolet Henderson~~
Taylor, Bean, + Whitaker
1417 N. Magnolia Ave.
Ocala, FL 34475

new owner
Nicolet C. Henderson
241 Cumberland Ave.
Madison, TN 37115

STATE OF TN
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 86,000.00

Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME, THIS THE 24 DAY OF June, 2008.

Notary Public
My Commission Expires:

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2101 073184 IC

I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Daphne M Davis

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 4-15-2012

(Seal)