Return: SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/07/08 10:28 2 pg
Fees:13.00 Taxes:432.90
20080707-0069583

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of June, 2008 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Hazel Jackson, her heirs and assigns, hereinafter called Grantee, HAZEL JACKSON

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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 190, on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 988, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 190 fronts 67.00 feet on the Northerly margin of Brenton Court and runs back between parallel lines 90.00 feet to a line in the rear which measures 67.00 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080221-0017140, 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 24 day of June, 2008.

HSBC MORTGAGE SERVICES, INC.

BY: Dana M. Hoppus

Dana M. Hoppus
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On June 24, 2008, before me, _____, Notary Public, personally appeared Dana M. Hoppus, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

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

My Commission Expires:

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Property Address: 113 Brenton Court, Goodlettsville, TN 37072
Parcel # 026-07-0-112.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Hazel Jackson
113 Brenton Ct
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value,
whichever is greater, for this transfer is $ 117,000.00
Hazel Jackson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2008.
Notary Public
My Commission Expires:

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

2191-073337-LC