Record 2nd

Davidson County DEEDWARR
Recvd: 08/06/08 13:31 2 pgs
Fees:13.00 Taxes:192.40
20080806-0081080

S&K #: 08-002579

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Mortgage Services, Inc, organized and existing under the laws of the United States of America hereinafter called Grantor, and Charles Appleton, 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:

Described property located in Davidson County, Tennessee to wit:

Lot Number 26-B, on the Plan of Zone lot Division, Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Plat Book 6900, Page 184, amending Plat Book 6250, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that Deed of trust recorded in Instrument Number 20060801-0093090 in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060801-0093090 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080204-0011302, 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 Mortgage Services, Inc
BY: Dana M Sacks
Assistant Vice President
Dana M. Sacks
Asst. Vice President

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dana M. Sacks 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 Mortgage Services, Inc, 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 23 day of July, 2008.

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

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 $52,000.00 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 25th day of July, 2008.

Melina A. Lyons

MELINA A. LYONS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

Notary Public

My Commission Expires: 6-18-2011

Property Address: 828 Netherlands Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Charles Appleton
900 S. Wickshire Way
Brentwood, TN 37027

S & K File # 08-002579

Map & Parcel - 07515004000

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