Davidson County DEEDWARR
Recvd: 08/22/08 11:11 2 pgs
Fees:13.00 Taxes:283.05
20080822-0086547

S&K #: 08-005262

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 Rojab Mohammed and Jotyar Hussein, 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:

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

Lot Number 118 on the Plan of Section 6 Valley Grove, of record in Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Said Lot Number 118 fronts 69.79 feet on the southeasterly margin of Valley Grove Drive and extends back 119.93 feet on the northeasterly line and 120.00 feet on the southwesterly line to a dead line in the rear, measuring 68.12 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20020213-0019349 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080602-0055700, 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: _____
Assistant Vice President Dana M. Sacks

Dana M. Sacks
Asst. 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 11 day of August, 2008.

M. Ayala
Notary Public

CNP1
M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

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 $76,500.00 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 14th day of August, 2008.

Melina A. Lyons
Notary Public

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

My Commission Expires: 6-18-2011

Property Address: 4280 Valley Grove Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rojab Mohammed and Jotyar Hussein
252 Clover Rock Road
Nashville, TN
37210

S & K File # 08-005262

Map & Parcel - 086 16 0 093.00

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