Davidson County DEEDWARR
Recvd: 08/29/08 10:13 2 pgs
Fees:13.00 Taxes:539.83
20080829-0088849

S&K #: 08-005267

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 Doug Mullican and Marzetta M Mullican, as husband and wife, 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, in the State of Tennessee, to wit:

Lot Number 31 on the Plan of Highland Heights Acres, of record in Book 3700, Page 97, said Register's Office, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20050504-0050147 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080530-0055093, 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
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 Dina 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 31 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 $145,900.00 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 22 day of August, 2008.

Notary Public

KIMBERLY R HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-12

Property Address: 405 Highland Heights, Goodlettsville, TN 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Doug Mullican and Marzetta M Mullican, as husband and wife
21 Bucky St.
Kingston, GA 30145

S & K File # 08-005267

Map & Parcel - 02511003200

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