Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

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 9 day of September, 2008 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and John Allen Herrick and Penni Lynn Herrick, their 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 49, Villages of Long Hunter Planned Unit Development, Phase Two(2) recorded in Instrument #20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080425-0042288, 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.

Davidson County DEEDWARR
Recvd: 09/26/08 13:46 2 pgs
Fees:13.00 Taxes:432.90
20080926-0098025

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 9 day of September, 2008.

HSBC MORTGAGE SERVICES, INC.

BY: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On September 9, 2008, before me, Mary Popoff, Notary Public, personally appeared Dana M. Sacks, 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: 1025 Windsor Brook, Antioch, TN 37013
Parcel # 151-10-0A-124.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: John Allen Herrick & Penni Lynn Herrick
New Owner
1025 Windsor Brook, Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $117,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept, 2008.
Notary Public
My Commission Expires:

My Commission Expires
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

2191-074984-LC