record 1st

S&K #: 08-004115

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 Christian and Betty Eriamiatoe, hereafter called Grantee.

* husband and wife

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 27, on the plan of Creekside Trails, Phase 2, of record in Plat Instrument Number 20000426-0041282, as amended in Instrument Number 20020709-0082562, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20051114-0136960 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080411-0036955, 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

Davidson County DEEDWARR
Recvd: 10/08/08 09:26 2 pg
Fees:13.00 Taxes:613.83
20081008-0101950

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 8 day of September, 2008.

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

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 $165,900.00 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 25 day of September, 2008.

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: 2104 Maynard Court, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Christian and Betty Eriamiatoe, husband and wife
519 Star Blvd.
Madison, TN 37115

S & K File # 08-004115

Map & Parcel - 058 09 0A 052.00

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