SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of ~~September~~ December, 2008 by and **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE** hereinafter called Grantor, and Tojuana S. Kendall_____, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See Exhibit A Attached

Commonly know as: 1811 Ashton Avenue Nashville, TN 37218

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Register's Instrument Number 20080320-0028383. and corrected at Instrument Number 20081124-0115156.

Tax Parcel Number: 06916012600

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Davidson County DEEDWARR
Recvd: 12/11/08 09:36 3 pgs
Fees:18.00 Taxes:161.06
20081211-0119323

HSBC BANK USA, NA, As Trustee
By: JP Morgan Chase Bank, NA, as Attorney-In-Fact

BY: _____

Bob Suhre
Assistant Vice President

TITLE: _____

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, personally appeared Bob Suhre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), **and who, upon oath, acknowledged** himself **to be the** AVP **of JP Morgan Chase Bank, NA, as Attorney-In-Fact for HSBC BANK USA, NA, as Trustee the within named bargainor, and that** he **as such** AVP, **and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the HSBC BANK USA, NA, as Trustee by JP Morgan Chase Bank, NA, as Attorney-In-Fact**, by him self as such.

WITNESS my hand and Notarial Seal at office this 24 day of September, 2008.

-SEAL-

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Notary Public
My commission expires: 01.08.2012

STATE OF Texas
COUNTY OF Dallas

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is ~~$40,000.00~~ 43,530.00 which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Bob Suhre
Assistant Vice President

Subscribed and sworn to before me this the 24 day of September, 2008.

My Commission Expires: 01.08.2012 Notary Public

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Owner's Mailing Address:
Tajuana S. Kendall
1717 Indian Hills Rd
Lebanon, TN 37087
Property Address:
1811 Ashton Avenue
Nashville, TN 37218

Person or entity responsible for
The payment of taxes:
Tajuana S. Kendall
1717 Indian Hills Rd.
Lebanon, TN 37087

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
Our File No.

File No.: 8995

EXHIBIT A

Land lying within the 2nd Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of Lot 34, Ashton Subdivision, of record in Plat Book 421, page 19, and being bound on the southwest by the property of John L. Hughes, of record at Instrument No. 20060105-0001676, and the property of William Claude Bryant, of record at Instrument No. 20060925-0118143, on the northwest by the property of William Claude Bryant, of record at Instrument No. 20050208-0014681, on the northeast by the property of William J. Stockard, of record at Instrument No. 20070917-0110919, and on the southeast by the northeasterly right-of-way line of Ashton Avenue, and being more particularly described as follows;

BEGINNING at an iron pin old in the northeasterly right-of-way line of Ashton Avenue, being the easternmost corner of the Hughes property, thence, with said Hughes line, N 36 deg 49' 53" W, 185.00' to an iron pin old, being in the northeasterly line of said Bryant property (Parcel 130); Thence, with said Bryant property, N 16 deg 08' 08" W, 16.06' to an iron pin new; Thence, leaving said northeasterly line, with the southeasterly line of the said Bryant property (Parcel 111), N 52 deg 55' 58" E, 71.00' to an iron pin new;
Thence, S 37 deg 04' 02" E, 200.00' to an iron pin new in the northeasterly right-of-way line of Ashton Avenue; Thence, S 52 deg 55' 58" W, 77.50' to the POINT OF BEGINNING and containing 15,375 square feet or 0.353 acres, more or less, per a survey prepared by Hart Freeland Roberts, Inc. RLS# 2389, dated November 20, 2008.

Being the same property conveyed to HSBC Bank USA, National Association as trustee by Trustee's Deed as of record in Instrument No. 20080320-0028383 and Corrected Trustee Deed of record in Instrument No. 20081124-0115156, said Register's Office for Davidson County, Tennessee.