THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Return To:
Creekside Title & Escrow, LLC
103 Lee Court
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of November, 2008 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and James Hallman III and Terri Hall* their heirs and assigns, hereinafter called Grantee, aka James A. Hallman, III * aka Terri A Hall both unmarried as joint tenants with right of survivorship

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:

Lot Number 18 on the Plan of Bell Valley Subdivision of record in Book 3500, Page 45, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and detailed description.

Beginning at a point in the northerly margin of Marydale Drive, the common corner of Lots Numbers 18 & 19, thence on a line between said lots northwardly 138.1 feet to a point on the southerly line of Lot Number 17; thence on a line between Lots Numbers 17 & 18 eastwardly 108.2 feet to a point on the westerly margin of Lawing Drive; thence along said margin southwardly 99.72 feet a concrete monument marking the beginning of a curve; thence around said curve 38.0 feet to a concrete monument; thence along the northerly margin of Marydale Drive westwardly 115.7 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080208-0013164, 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: 12/16/08 15:14 2 pgs
Fees:13.00 Taxes:366.30
20081216-0120567

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 13 day of November, 2008.

HSBC MORTGAGE SERVICES, INC.

BY: _____
John S. Hallman
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 11-13-2008, before me, A. BRUNSWIG, Notary Public, personally appeared John S. Hallman, 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

My Commission Expires:

A. BRUNSWIG
Commission # 1564084
Notary Public - California
Los Angeles County
My Comm. Expires Mar 25, 2009

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Property Address: 3962 Lawing Drive, Nashville, TN 37207
Parcel # 041-07-0-090.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: James Hallman & Terri Hallman
3962 Lawing Dr
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or true value, whichever is greater, for this transfer is $ 99,000.00/100
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2008.
Notary Public
My Commission Expires: 2/12/2012

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

2191-076249-LC