03

Realty Title
48-A

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 01/05/09 14:41 2 pgs
Fees:13.00 Taxes:499.13
20090105-0000850

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16 day of December, 2008 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Antonio L. Tomlin, his 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:

Described property located in Davidson County, Tennessee to wit: Being Lot Number 27 on the plan of Chelsea Village, of record in Book 7900, Page 119, 120, and 121, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20070824-0101547, 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.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 16 day of December, 2008.

HSBC MORTGAGE SERVICES, INC.

BY: _____

Kristi DeCourcey
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 12-16-2008, before me, Rica Strickland, Notary Public, personally appeared Kristi DeCourcey, 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

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

My Commission Expires:

****

Property Address: 765 Dover Glen Drive, Antioch, TN 37013
Parcel # 149-07-0A-027.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: FIRSTBANK
2021 HAMILTON PLACE BLVD, SUITE A
CHATTANOOGA, TN 37421

NEW OWNER: ANTONIO L. TOMLIN
765 DOVER GLEN DR.
ANTIOCH, TN 37013

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $134,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 2008.

_____
Notary Public
My Commission Expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

2191-076752-LC