STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Subscribed and sworn to before me this 28th day of January, 2009.

My Commission Expires:
9.19.2011

Affiant

Notary Public

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Davidson County DEEDWARR
Recvd: 02/10/09 09:26 2 pgs
Fees:13.00 Taxes:247.90
20090210-0011398

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
WBH, LLC 106 RAYON DRIVE OLD HICKORY, TN 37138 MAP & PARCEL NO. 044-05-0/225.00	NEW OWNER

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

WBH, LLC,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 222 ON THE MAP OF RAYON CITY, AS RECORD IN BOOK 843, PAGE 13, REIGSTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to HSBC Bank USA, National Association, as Indenture Trustee, by Trustee's Deed from Shellie Wallace, Co-Trustee, dated July 29, 2008, and filed of record on August 1, 2008, in Instrument No. 20080801-0078705, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED ~~PROPERTY KNOWN~~ AS: *106 RAYON DRIVE, OLD HICKORY, TN 37138*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS*

LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 31 DAY OF DECEMBER, 2008.

HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee

By Attorney-inFact: JP Morgan Chase Bank NA

by:
Perry Pollard
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry Pollard, who, upon oath, acknowledged him/herself to be the AVP of JP Morgan Chase Bank NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Perry Pollard executed the within instrument for the purposes therein contained and who further acknowledged that JP Morgan Chase Bank NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 31 day of December, 2008.

My Commission Expires: February 15, 2012

JAIME L MARSHALL
Notary Public, State of Texas
My Commission Expires
February 15, 2012

Jaime L Marshall
Notary Public

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SPECIAL WARRANTY DEED

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