This document prepared by (~~and after recording return to~~):	
Name:	COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	84244505
USLT No.	85005296

Other File No. 84244505

Davidson County DEEDWARR
Recvd: 03/02/09 13:55 4 pgs
Fees:23.00 Taxes:118.40

20090302-0018241

Above This Line Reserved For Official Use Only

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **JAMES THORPE and DAVID CHILDERS,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080610-0059706 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 8th day of January, 2009

COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA

By: _____

Its: Rocio Iniguez, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned authority, Amy Spriet notary public of the State and County mentioned, personally appeared Rocio Iniguez who, upon oath, acknowledged him/herself to be Asst. Secretary of _____ for COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA, the within named bargainor, and that he/she as such Asst. Secretary being authorized to do so, executed the foregoing instrument in behalf of COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA as the Asst. Secretary of _____ for COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA and declared that he/she in his/her capacity as Asst. Secretary of _____ for COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA

WITNESS my hand and seal at office this 8th day of January, 2009.

_____
Notary Public, My commission expires:

AMY SPRIET
My Commission Expires
October 8, 2012

I (or we) hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $32,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant Rocio Iniguez, Asst. Secretary

Subscribed and sworn to me before me on the date written above.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AMY SPRIET
My Commission Expires
October 8, 2012

Tax ID No.: 08111022500	
Transfer Tax: $	
Drafted by and return to after recording:	**Send new tax bills to:**
COUNTRYWIDE HOME LOANS SERVICING LP FOR THE BENEFIT OF HSBC BANK USA NA	JAMES THORPE and DAVID CHILDERS – New Owners
	Tax Bills: 1620 Century St.
,	, Nashville, TN 37209
File No: 85005296	
Client No.: 84244505	
Other No: 84244505	

AMY SPRIET
My Commission Expires
October 8, 2012

Return to and Prepared By:

Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503

EXHIBIT "A"

BEING THE WESTERLY 50 FEET OF LOT NO. 363 ON MCGAVOCK, WETMORE AND OTHERS' PLAN OF LOTS IN THE 2ND ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN PLAT BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS FRONTS 50 FEET ON THE NORTHERLY SIDE OF CENTURY STREET, FORMERLY SHORT STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 17TH AVENUE NORTH, FORMERLY JAMES STREET, 100 FEET TO A DEAD LINE.

PROPERTY COMMONLY KNOWN AS: 1620 CENTURY STREET, NASHVILLE, TN 37208

Parcel ID #: 08111022500