03

Realty Title
48-A

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

Davidson County DEEDWARR
Recvd: 03/09/09 13:37 2 pgs
Fees:13.00 Taxes:321.90
20090309-0020933

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16 day of February, 2009 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Shirley Radley, her 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:

A Certain Tract of Parcel of Land in Davidson County State, of Tennessee, described as follows, to wit:

Being Lot No. 413 on the plan of Parkwood Estates, Section II, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090121-0005039, 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 February, 2009.

HSBC MORTGAGE SERVICES, INC.

BY: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 2-16-2009 before me, _____, Notary Public, personally appeared Maria I. Ortega, 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

KERRY LYNN VALDEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

My Commission Expires:

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Property Address: 3265 Spears Road, Nashville, TN 37207
Parcel # 050-140-089.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES **OWNER: SHIRLEY RADLEY**
Mail Tax Bill to: **PRIMELENDING, A PLAINSCAPITAL CO.**
18111 PRESTON ROAD, #900
DALLAS, TX 75252

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**
The actual consideration or true value, whichever is greater, for this transfer is $ **87,000.00**

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH** DAY OF **FEBRUARY**, 2009.

_____
Notary Public
My Commission Expires: **2/11/2013**