THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090025018 DEEDWARR
Recvd: 04/15/09 16:00 2 pgs
Fees:13.00 Taxes:462.13
20090415-0034382

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23 day of March, 2009 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Donald Shane Dickson and Sarah E. Dickson, their 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:

Land in Davidson County, TN being Lot No. 20 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which 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 20080731-0078530, 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 23 day of March, 2009.

HSBC MORTGAGE SERVICES, INC.

BY: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 3-23-2009, before me, M. AYALA, Notary Public, personally appeared Dana M Sacks, 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.

M. Ayala

Notary Public

My Commission Expires:

M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

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Property Address: 5501 Village Way, Nashville, TN 37211
Parcel # 161-100A-096.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Donald Shane Dickson and Sarah E. Dickson
NEW OWNER

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $124,900
Melissa Cenena
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2009.
Michelle Sumner
Notary Public
My Commission Expires: 9.19.2011

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

2191-078384-LC