Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2057-078
200062333

BILL GARRETT, Davidson County
Trans:T20090028297 DEEDWARR
Recvd: 04/30/09 09:29 3 pgs
Fees:18.00 Taxes:273.80
20090430-0039210

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of April, 2009, by HSBC Mortgage Services, Inc., by its duly authorized attorney in fact, First American REO Servicing, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Equity Trust Company Custodian FBO Brian Mullins IRA, Grantee, the following land in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 83 on the plan of Chapelwood, Section Two, of record in Book 5200, Page 83, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to HSBC Mortgage Services, Inc. in Substitute Trustee's Deed filed as instrument number 20080409-0035996.

Commonly known as: 3537 Albee Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

HSBC Mortgage Services, Inc. by its lawful Attorney - in - Fact First American REO Servicing

POA recorded instrument # 2009043000 39209

BY: [signature]

ITS: Portfolio Manager

Acknowledgment

State of Colorad
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Janice Broom **to me personally well-known, who acknowledged that he/she is the** Portfolio Manager **of First American REO Servicing, a corporation, as attorney-in-fact for HSBC Mortgage Services, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 13th **day of** April, 2009.

[signature]
Notary Public

My commission expires:
12/7/11
(Seal)

STACEY L. CARLSON
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Dec. 7, 2011

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of TENNESSEE

)ss.

County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 29th day of April, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Equity Trust Company Custodian FBO Brian Mullins IRA
1811 Ivy Crest Drive
Brentwood, TN 37027

Map No. 086-10-0-055.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220