(2)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS#2009052608ES

Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anna Briley 2108 Cliff Drive Nashville, TN 37218	Same	070-13-0-113.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2009, between HSBC Bank USA, as Trustee, national association, by and through its attorney in fact, M & T Bank, a national banking corporation, with an office in Davidson County, Tennessee, ("Grantor") and Anna Briley, unmarried, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A tract of land in the the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows:

Tract No. 1: Beginning at a point in the southeasterly margin of Cliff Drive, 75 feet southwest from the southwest corner of the property that was conveyed to May Wall St. Charles, by deed from W. Frank Hagey of recorded in Book 1586, Page 501, Register's Office for Davidson County, Tennessee; thence with Cliff Drive, southwesterly 75 feet to a point; thence southeasterly 275 feet to the low water mark of the Cumberland River; thence along the low water mark of said Cumberland River, northerly 75 feet, more or less, to a point; thence northwesterly parallel to the southerly line of May Wall St, Charles Lot, above mentioned and 75 feet, more or less, southwest of the same, 275 feet, more or less, to the point of beginning.

This conveyance is subject to any and all restrictions, easements, setback lines, and other conditions of record in Book 2156, Page 405, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to HSBC Bank USA as Trustee, by Trustee's Deed recorded at Instrument No. 20081014-0103188, in the Register's Office for Davidson County, Tennessee.

M & T Bank executes this instrument pursuant to Limited Power of Attorney recorded in Instrument No. 20090616-0055856, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2108 Cliff Drive, Nashville, Tennessee 37218.

Tax Parcel No.: 070-12-0-113.00

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE.

BILL GARRETT, Davidson County
Trans: T20090039973 DEEDWARR
Recvd: 06/16/09 10:52 2 pgs
Fees: 13.00 Taxes: 44.40
20090616-0055857

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

HSBC Bank USA, as Trustee
By: M & T Bank, Attorney in Fact for HSBC Bank USA as Trustee

By: _____
Its: _____

David R Ligammari
Assistant Vice President

STATE OF New York
COUNTY OF Erie

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, David R Ligammari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged himself to be the Asst Vice Pres of M & T Bank, ~~constituent~~ of the maker, and that he as such Asst Vice Pres the constituent of the maker, is authorized by the maker by limited power of attorney recorded simultaneously herewith, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 29 day of May, 2009

_____
Notary Public

ANN MARIE HULBERT
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires 03/22/2011

My commission expires: _____

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$12,001.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

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

_____
Notary Public

My commission expires: 11-27-10

EMILY SMITH
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TN