BILL GARRETT, Davidson County
Trans:T20090052209 DEEDWARR
Recvd: 08/03/09 10:49 2 pgs
Fees:13.00 Taxes:260.85
20090803-0072341

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of July, 2009 by and between HSBC Mortgage Services, Inc., hereinafter called Grantor, and Thomas H. Wilson, his 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 Condominium Apartment in Davidson County, Tennessee, being townhouse No. 47, Building No. 21 and the Garage therewith in a horizontal property Regime located on the Plat of Priest Lake Park Condominium townhouses, phase 2, as of record in Plat Book 4675, Page 131, and Book 4675, Page 145 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090121-0005055, 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 8 day of July, 2009.

HSBC MORTGAGE SERVICES, INC.

BY: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 7.8.2009, before me, E P Roman, 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.

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

Notary Public

My Commission Expires:

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Property Address: 3880 Priest Lake Drive, Nashville, TN 37217
Parcel # 136-030B-002.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Thomas H. Wilson
925 Ridgely Drive
Lorton, VA 22079

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 70,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2009.
Notary Public
My Commission Expires: 3-31-2010

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 3-31-2010

2191-080202-LC