THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2009090021
Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael and Tina Hughey 4068 Fairmeade Drive Nashville, TN 37218	Michael and Tina Hughey 4068 Fairmeade Dr. Nashville, TN. 37218	059 09 0 155.00

Davidson County DEEDWARR
Recvd: 10/21/09 15:52 3 pgs
Fees:18.00 Taxes:206.41
20091021-0097485

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of September, 2009, between **HSBC Bank USA, as Trustee,** national association, by and through its attorney in fact, **M & T BANK**, a national banking corporation, with its principal place of business in **Davidson** County, Tennessee ("Grantor") and **MICHAEL D. HUGHEY** and wife, **TINA HUGHEY,** residents of Davidson County, Tennessee (collectively "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:

Land in Davidson County, Tennessee, being Lot Number 263 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Number 263 fronts 75.15 feet on the southeasterly side of Fairmeade Drive and runs back between lines 129.01 feet on the northeasterly side and 121.26 feet on the southwesterly line to a line at the rear on which it measures 96.95 feet thereon.

BEING the same property conveyed to HSBC Bank USA as Trustee, by Trustee's Deed from Shellie Wallace, as Successor Trustee and Maria Neumann, as Co-Trustee, dated August 12, 2009, recorded at Instrument Number 20090824-0079570, in the Register's Office for Davidson County, Tennessee.
See Also Warranty Deed recorded February 19, 1993 at Book 8869, Page 188, in the Register's Office for Davidson County, Tennessee.

Commonly known as 4068 Fairmeade Drive, Nashville, Tennessee 37218
Tax Parcel No: 059 09 0 155.00

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

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.

M&T Bank executes this instrument pursuant to Limited Power of Attorney recorded in Instrument Number 20091021-0097484, in the Register's Office for Davidson County, Tennessee.

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 TENNESSEE
COUNTY OF Davidson

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 AVP of M&T Bank, constituent of the maker, and that he as such AVP of 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 24th day of September, 2009.

_____
Notary Public

My commission expires: _____

Margaret Phillips
Notary Public NY State
Qualified in Erie County
Reg. No. 01PH5014360
Expiration Date July 15, 20[illegible]

MARGARET PHILLIPS NOTARY PUBLIC STATE OF NEW YORK

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 $55,787.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Subscribed and sworn to before me this 2nd day of October, 2009.

_____
Notary Public

My commission expires: 4-15-12

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
HEATHAM COUNTY

My commission expires: 04-15-12

(Seal)