03

Realty Title

This Instrument Prepared By and After Recording Return to: Howard & Howard, P.C. Lincoln Title, LLC 7823 Montvue Center Way Knoxville, TN 37919 (865) 694-1400 9050327	Responsible Taxpayer and Property Owner HSBC Bank USA, NA 452 Fifth Avenue New York, NY 10018

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TN)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 5 day of ~~October~~ November, 2009.

Notary Public

My commission expires: ~~My Commission Expires May 20, 2011~~

MICHAEL W. PETERS, JR., LAMAR COUNTY, MS NOTARY PUBLIC

QUIT CLAIM DEED

THIS INDENTURE, made as of 5 day of ~~October~~ November, 2009, between **Regions Bank** ("Grantor") and **HSBC Bank USA** ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and does hereby remise, release and quit-claim unto Grantee all of Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

[SEE EXHIBIT A ATTACHED HERETO]

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

BILL GARRETT, Davidson County
Trans:T20090077425 DEEDQC
Recvd: 11/13/09 11:21 3 pgs
Fees:17.00 Taxes:0.00
20091113-0104782

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first above written.

GRANTOR:

STATE OF MS)
COUNTY OF Forrest)

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Joe Terrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, the within-named bargainor, a Tennessee corporation, and that he/she, as such Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President.

WITNESS my hand and seal at office on this the _____ day of _____, 20___.

MY COMMISSION EXPIRES JUNE 15, 2010

Nancy J. Harrington
Notary Public

My Commission Expires:_____

HARRINGTON, NANCY J. NOTARY PUBLIC LAMAR COUNTY, MS

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

TRACT NO. 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF THE DIVISION OF THE WESTERLY 230 FEET OF THE EAST ONE-HALF OF LOT NO. 1 ON THE MAP OF THE B.F. COCKRILL FARM AS OF RECORD IN BOOK 332, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF ROBERTSON AVENUE, BEING 120 FEET WEST OF THE WEST MARGIN OF NALL AVENUE, AND BEING THE SOUTHWEST CORNER OF THE P.W. SMITH LOT; THENCE WITH THE SMITH WEST LINE, SOUTHERLY 325 FEET TO AN IRON PIN; THENCE WESTERLY 57.5 FEET TO AN IRON PIN AT THE CORNER OF LOTS NO. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 325 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF ROBERTSON AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 57.5 FEET TO THE BEGINNING.

SUBJECT TO ALL APPLICABLE EASEMENTS, CONDITIONS, RESTRICTIONS AND SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, DATED 5/15/2009 AND RECORDED 5/18/2009 IN INSTRUMENT NO. 20090518-0045470, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Purported Address: 6213 Robertson Avenue, Nashville TN 37209