03

Realty Title

This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
9050327

BILL GARRETT, Davidson County
Trans: T20090077425 DEEDWARR
Recvd: 11/13/09 11:27 3 pgs
Fees: 18.00 Taxes: 345.95

20091113-0104784

RESPONSIBLE TAXPAYER
New Owner

PROPERTY OWNER
James C Cobb and James H Cobb
6213 Robertson Avenue
Nashville, TN 37209

09109005100 CLT#

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $93,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JUNE 15, 2010

NANCY J. HARRINGTON NOTARY PUBLIC LAMAR COUNTY, MS

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 5 day of November, 2009, between **HSBC Bank USA** ("Grantor"), and **James C Cobb,** _____ **and James H Cobb,** _____ ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the 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]

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to

the Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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

GRANTOR:
Regions Bank: as attorney in fact for:
HSBC Bank USA

By: _____

Its: Vice President

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 to be the Vice President of ***Regions Bank: as attorney in fact for:*** **HSBC Bank USA** the within-named bargainor, and that he, 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 company by himself as such Vice President.

WITNESS my hand and seal at office on this the 5 day of November, 2009.

Nancy J Harrington
Notary Public

MY COMMISSION EXPIRES JUNE 15, 2010
My Commission Expires: _____

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 HSBC BANK USA BY QUIT CLAIM DEED FROM REGIONS BANK FILED FOR RECORD ON 11-13-09 IN DEED BOOK * PAGE _____ IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.
*20091113-0104782
ALSO SEE POWER OF ATTORNEY RECORDED ON 11-13-09 IN DEED BOOK ** PAGE _____ IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.

Purported Address: 6213 Robertson Avenue, Nashville TN 37209 ** 20091113-0104783