BILL GARRETT, Davidson County
Trans:T20100003167 DEEDWARRSP
Recvd: 01/15/10 14:36 2 pgs
Fees:13.00 Taxes:157.25
20100115-0003993

S&K #: 09-018054

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Mortgage Services, Inc., organized and existing under the laws of the United States of America hereinafter called Grantor, and GLENN HILL, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot Number 92, on the 2nd Revision of Terragon Trails, Section 5, as of record in Plat Book 5200, Page 18, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO. 20050831-0104355 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO. 20090713-0064954, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC Mortgage Services, Inc.

BY: _____

Title: Assistant Vice President

Dana M. Sacks
Asst. Vice President

STATE OF CA
COUNTY OF LA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dane M Sacks 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 Assistant Vice President of HSBC Mortgage Services, Inc., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 6 day of Jan, 2010.

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

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $42,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Casey Brewington
Affiant

WITNESS my hand and Official Seal at Office this 11th day of January, 2010.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Property Address: 4733 Terragon Trail, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
GLENN HILL
271 Sailboat Dr.
Nashville, TN 37217

S & K File # 09-018054

Map & Parcel - 149-050-174

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067