Davidson County DEEDWARRSP
Recvd: 12/16/10 15:11 6 pgs
Fees:33.00 Taxes:74.00
20101216-0100230

This Instrument Prepared By:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
John H. Eldridge III
1483 N. Mount Juliet Road
Mount Juliet, TN 37122

Property Tax ID#: 092 03 0 167.00
File #: NSTS-3100575

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 10th day of December, 2010, by and between HSBC Bank USA National Association, as Trustee for OMAC 2005-1, Grantor, and John H. Eldridge III, whose address is 1483 N. Mount Juliet Road, Mount Juliet, TN 37122, Grantee.

Witnesseth:

That for and in consideration of the sum of $20,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2211 Albion Street, Nashville, TN 37208

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

HSBC Bank USA National Association, as Trustee for OMAC 2005-1
BY: EVERHOME MORTGAGE COMPANY
AS: Attorney in Fact

Maureen Burke
Witness

MAUREEN BURKE
Printed Name

Debbie Creamer
Witness

DEBBIE CREAMER
Printed Name

By: _____

Its: Vernon F. McDaniell
Vice President

STATE OF Florida }

COUNTY OF Duval }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Vernon F. McDaniell its Vice President of HSBC Bank USA National Association, as Trustee for OMAC 2005-1 as attorney in fact for EVERHOME MORTGAGE COMPANY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10 day of December, 2010.

W. Debbie Creamer
Notary Public
My Commission Expires

W. DEBBIE CREAMER
Notary Public - State of Florida
My Commission Expires Feb 27, 2012
Commission # DD 730804
Bonded Through National Notary Assn.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBER 6, ON THE MAP OF THE SUBDIVISION OF LOT NUMBER 3 OF THE HARDING LYLE TRACT, OF RECORD IN BOOK 547, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY FOR A MORE COMPLETE DESCRIPTION THEREOF.

Parcel ID: 092 03 0 167.00
Commonly known as 2211 Albion Street, Nashville, TN 37208

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Dasha L. Rocha
Affiant

Subscribed and sworn to before me this the 10th day of December, 2010.

Heather Kersting
Notary Public
My Commission Expires:

HEATHER KERSTING
MY COMMISSION # DD 741239
EXPIRES: January 4, 2012
Bonded Thru Notary Public Underwriters

Name and Address of Property Owner:
John H. Eldridge III
1483 N. Mount Juliet Rd
Mount Juliet, TN 37122

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
John H. Eldridge III
1483 N. Mount Juliet Rd
Mount Juliet, TN 37122

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ FL
COUNTY OF Hillsborough

The actual **consideration or value**, whichever is greater, for this transfer is $ 20,000.00.

Joshua L. Rocha
Affiant

Subscribed and sworn to before me this 13th day of December, 2010.

Heather Kersting
Notary Public

My Commission Expires: 1/4/2012

HEATHER KERSTING
MY COMMISSION # DD 741239
EXPIRES: January 4, 2012
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Heather Kersting, 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.

Heather Kersting

Signature

State of Florida
County of Hillsborough

Personally appeared before me, Sheri Norsworthy, a notary public for this county and state, Heather Kersting who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-26-11
Notary Seal (if on paper)

