SPECIAL WARRANTY DEED



SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant Dean Passwalter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11868

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Thompson	Joseph G. Thompson	043-09-0 181.00
(NAME) 209 Dupont Avenue	(NAME) 3916 Devonshire Drive	
(ADDRESS)	(ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Joseph G. Thompson,** AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 209 Dupont Avenue Madison 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Joseph G. Thompson, and his/her/their assigns, forever.

Said **HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20110015994 DEEDWARRSP
Recvd: 03/17/11 15:00 3 pgs
Fees:18.00 Taxes:140.60
20110317-0021157

IN WITNESS WHEREOF, the said **HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP**

., has executed this deed this 3/8/11

For the property commonly known as:
209 Dupont Avenue
Madison, TN 37115

HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP

J LYNN BURROW
VICE PRESIDENT

STATE OF TX

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , J LYNN BURROW known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan *, the Attorney in Fact of said HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP, the within named bargainor, and that he/she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 201101260044865 of record in Register's Office for ~~Davidson~~ Knox County, Tennessee.

Witness my hand and Notarial Seal this 3/8/11

* Servicing, LP

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://rtnai.wordpress.com

RT11868

Escrow File No.: **RT11868**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 16 of Block "C" on the Plan of Woodlawn Estates, as shown on plat of record in Plat Book 843, Page 82 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete particular description.

Being the same property conveyed to Liberty Investments, a Tennessee General Partnership, by Warranty Deed from William Joe Burns and Johnny Burns and Jack Edwin Burns and Sheryl Lee and Barbara Rayburn dated May 12, 2003 and recorded May 18, 2003 in Instrument Number 20030516-0067443, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jennifer Michelle Cripps and Jennie Joanna Camp, both as Trustees for the Doulas Trust, dated October 24, 2000 by Quitclaim Deed from Liberty Investments, a Tennessee General Partnership, by and through Jennifer M. Cripps, partner, and Jennie J. Camp, partner dated July 27, 2004 and recorded July 30, 2004 in Instrument Number 20040730-0091421, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jennifer Michelle Cripps, individually and Jennie Joanna Camp, individually, by Quitclaim Deed from Jennifer Michelle Cripps, Trustee and Jennie Joanna Camp, Trustee as Trustees for the Doulas Trust dated October 24, 2000, dated May 16, 2005 and recorded June 6, 2005 in Instrument Number 20050606-0063861, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jennifer Michelle Cripps, unmarried, and Jennie Joanna Camp, married, to create a joint tenancy with right of survivorship, by Quitclaim Deed from Jennifer Michelle Cripps, unmarried, and Jennie Joanna Camp, married, dated April 6, 2006 and recorded April 10, 2006 in Instrument Number 20060410-0041292, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jennie J. Camp by Quitclaim Deed from Wayne M. Camp dated December 5, 2008 and recorded March 9, 2009 in Instrument Number 20090309-0021241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HSBC Bank USA, National Association, as indenture trustee for the benefit of People's Choice Home Loan Securities Truste Series 2005-3, by its attorney-in-fact, Litton Loan Servicing, LP by Warranty Deed from Michelle Cripps and Jennie Joanna Camp, dated January 7, 2011, and recorded February 9, 2011 in Instrument No. 20110209-0011334, Register's Office for Davidson County, Tennessee.

PPN: 043-09-0 181.00