BILL GARRETT, Davidson County
Trans:T20110017235 DEEDWARRSP
Recvd: 03/24/11 10:20 4 pgs
Fees:23.00 Taxes:250.96
20110324-0022782

69310

Commitment Number: 114566
Seller's Loan Number: 0023267925

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Selene RMOF REO Acquisition, LLC, 50 Charles Lindberg Ave Uniondale, NY 11553

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-12-0-063.00

SPECIAL/LIMITED WARRANTY DEED

HSBC Bank USA, National Association, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $10.00 (Ten Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Selene RMOF REO Acquisition, LLC**, hereinafter grantee, whose tax mailing address is **50 Charles Lindberg Ave., Uniondale, NY 11553**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for said County, described as follows: Beginning on the westerly margin of Canton Pass at the corner of Lots Nos. 11 and 12; thence with the line between said lots westerly 110.3 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11 southerly 102.6 feet to the northerly margin of Canton Court; thence with the same easterly 36.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 36.7 feet to the westerly margin of Canton Pass; thence with same northerly 72.1 feet to the beginning. Being the same property

as conveyed from Ginger K. Harper, unmarried to John Miles and Tiffeny Pearson, as described in Instrument No: 20050106-0002180, Dated 12/27/2004, Recorded 01/06/2005 in DAVIDSON County Records. Tax ID: 052-12-0-063.00
Property Address is: 620 CANTON PASS Madison, TN 37115-5410.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100831-0069039**

Executed by the undersigned on 12/21, ~~2010~~:2011

HSBC Bank USA, National Association, by American Home Mortgage Servicing as Attorney In Fact

By: 

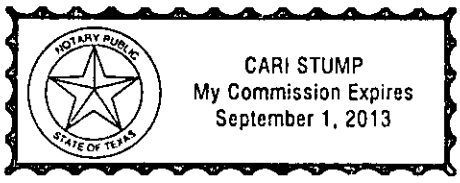
Sandra Domino
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Dec. 21, 2010 by Sandra Domino its Assistant Secretary on behalf of **HSBC Bank USA, National Association, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



Maximum principal indebtedness for Tennessee recording tax purposes is 67,827.20
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of
County of

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $67,827.20, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of March 20 11

Affiant

Print Name

JAMIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
(Seal)

Notary Public

My commission expires: 10/9/13

Jamie Lange
Print Name