BILL GARRETT, Davidson County
Trans:T20130009837 DEEDWARRSP
Recvd: 02/05/13 11:28 4 pgs
Fees:23.00 Taxes:192.40
20130205-0011879

This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
1250509

RESPONSIBLE TAXPAYER:
Shannon Carter
2951 Ivey Point Rd.
Goodlettsville, TN 37072
PROPERTY OWNER
Shannon Carter
2951 Ivey Point Rd.
Goodlettsville, TN 37072
CLT 010-00-0-014.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,000.00 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 28 day of Dec., 2012

Pam Freeman
Notary Public
My Commission Expires: 9/1/13

PAM FREEMAN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 28 day of December, 2012, between HSBC Bank USA, National Association, as Trustee for The Benefit of The Holders of The Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1 ("Grantor"), and Shannon Carter, a single woman, residents of Davidson County, TN ("Grantee").

WITNESSETH:

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

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantees acknowledge that they have inspected the property and they are satisfied with its condition and they accept the property "as is".

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:
HSBC Bank USA, National Association, as Trustee for The Benefit of The Holders of The Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1 by GMAC Mortgage, LLC as Servicer and Attorney in Fact

By: _____

Its: _____

STATE OF Texas

COUNTY OF Dallas

On this 28th day of December 2012, before me personally appeared Chad Greenfield, AO of HSBC Bank USA, National Association, as Trustee for The Benefit of The Holders of The Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1 by GMAC Mortgage, LLC as Servicer and Attorney in Fact, the within named bargainer, and who upon oath acknowledged himself to be the AO with whom I am personal acquainted (or proved to me the basis of satisfactory evidence), and who upon oath, acknowledged to be the person named in and who executed the foregoing instrument on behalf of said corporation and acknowledged that He/She/They executed the same as His/Her/Their free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County/City and State aforesaid, the day and year first above written.

Notary Public Sebrena Jones

My Term Expires: 08/28/2014

SEBRENA JONES
Notary Public, State of Texas
My Commission Expires
August 28, 2014

BEGINNING AT A POINT IN THE SOUTH BANK OF SYCAMORE CREEK, A CORNER WITH WILLIAM CARLTON AND WITH ADCOCK; SAID POINT BEING THE NORTHEAST CORNER OF THIS PROPERTY; THEN WITH SOUTH BANK OF SAID CREEK AS FOLLOWS: NORTH 72 DEGREES 50 MINUTES WEST 94.3 FEET AND NORTH 94 DEGREES 57 MINUTES WEST 89 FEET TO A STAKE IN THE EAST EDGE OF A GRAVEL ROAD, A CORNER WITH SAID CARLTON; THENCE WITH THE EAST EDGE OF GRAVEL ROAD WITH LINE OF SAID CARLTON AS FOLLOWS: SOUTH 31 DEGREES 15 MINUTES WEST, 370 FEET; SOUTH 43 DEGREES WEST 142.7 FEET; SOUTH 31 DEGREES WEST 50 FEET; SOUTH 21 DEGREES WEST 50 FEET; SOUTH 8 DEGREES WEST 30 FEET; SOUTH 2 DEGREES 10 MINUTES EAST 40 FEET; SOUTH 13 DEGREES EAST 170 FEET; AND SOUTH 11 DEGREES 10 MINUTES EAST 331.9 FEET TO A STAKE, A CORNER WITH GRAVEYARD PROPERTY; THENCE WITH GRAVEYARD LINE, NORTH 59 DEGREES 50 MINUTES EAST 257.5 FEET TO A STAKE IN THE WESTERLY MARGIN LINE OF IVEY POINT ROAD; THENCE WITH THE MARGIN OF THE SAME THE FOLLOWING COURSES AND DISTANCES: NORTH 15 DEGREES 10 MINUTES WEST 54 FEET; THENCE NORTH 05 DEGREES WEST 52 FEET; THENCE NORTH 05 DEGREES 50 MINUTES EAST 50 FEET; THENCE NORTH 17 DEGREES 10 MINUTES EAST 50 FEET; THENCE NORTH 26 DEGREES 05 MINUTES EAST 51 FEET; THENCE NORTH 33 DEGREES 20 MINUTES EAST 52 FEET; THENCE NORTH 38 DEGREES 05 MINUTES EAST 53 FEET; THENCE NORTH 49 DEGREES EAST 28 FEET; THENCE NORTH 56 DEGREES EAST 36 FEET; THENCE LEAVING IVEY POINT ROAD AND ALONG ADCOCK'S WEST LINE NORTH 14 DEGREES EAST 338 FEET TO THE POINT OF BEGINNING, DESCRIBED ACCORDING TO A SURVEY BY RICHARD B. OMOHUNDRO, DATED MARCH 31, 1973, AND CONTAINING 4.79 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

BEGINNING AT A POINT IN THE WEST MARGIN OF IVEY POINT ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE 4.79-ACRE TRACT OF LAND SURVEYED BY RICHARD B. OMOHUNDRO, DATED MARCH 31, 1973, AND BEING THE NORTHEAST CORNER OF GRAVEYARD PROPERTY, THENCE FROM SAID POINT SOUTH 59 DEGREES 50 MINUTES WEST 257.5 FEET TO A POINT IN THE EAST MARGIN OF A GRAVEL ROAD; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST MARGIN OF SAID GRAVEL ROAD 50 FEET TO A POINT; THENCE NORTH 59 DEGREES 50 MINUTES EAST APPROXIMATELY 257.5 FEET TO A POINT IN THE WEST MARGIN OF IVEY POINT ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST MARGIN OF SAID ROAD 50 FEET TO THE POINT OF BEGINNING, THIS BEING A 50-FOOT STRIP ADJOINING GRAVEYARD PROPERTY CARVED OUT OF THE SOUTHERLY BORDER OF THE PROPERTY CONVEYED TO JERRY W. COUNCE AND WIFE, SHIRLEY J. COUNCE, BY DEED FROM WILLIAM E. CARLTON AND WIFE, RUTH CARLTON, BY DEED OF RECORD IN DB 4704, PAGE 895.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SHL1 BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 8/15/2012 AND RECORDED 8/20/2012 IN INSTRUMENT NO. 20120820-0074254, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Purported Address: 2951 Ivey Point Road, Goodlettsville TN 37072

SEE POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. 20130205-0011878
IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.