Davidson County DEEDWARRSP
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Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 12-043510

cl

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 149030A07400CO
(Name) Latif S. Abdelsayed and Afaf Hanna	(Name) Latif S. Abdelsayed and Afaf Hanna	**NOT APPLICABLE**
(Address) 1208 Fieldoak Court,	(Address) 1208 Fieldoak Court,	**NOT APPLICABLE**
(City) (State) (Zip) Antioch, TN 37013	(City) (State) (Zip) Antioch, TN 37013	**NOT APPLICABLE**

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, a National Association, ("Grantor"), in favor of Latif S. Abdelsayed and Afaf Hanna, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand Four Hundred Twenty-Five Dollars and No Cents($103,425.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 21 day of Feb., 2014.

HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4

By: JPMorgan Chase Bank, National Association, as attorney in fact

FEB 21 2014

By: _____

Name: Carolyn K. Cloud

Title: Vice President

DBI/67069091.2

State of _____

County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, and that in its capacity as attorney-in-fact for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

See Attached
Notary Acknowledgement

The actual consideration or value, whichever is greater, for this transfer is $103,425.00.

_____
Affiant

Subscribed and sworn to before me this 2/25/14.

_____
Notary Public

My Commission Expires: 7.3.17

Property Address: 1208 Fieldoak Court, Antioch, TN 37013

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DBI/67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 21, 2014, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill

JANET HILL
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130093
Bonded Through National Notary Assn.

cc

Legal Description

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 36 on the Plan of Section Three, Chelsea Village Addition, as shown by plat of record in Plat Book 9700, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051104-0133848, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121210-0113455, in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

a

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen 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:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016