Prepared by:

Frank P. Dec, Esc.
8940 Main Street
Clarence, NY 14031

Returned to:

PTE DEVELOPEMENT, LLC
118 Paige Park Lane
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20090059816 DEEDWARR
Recvd: 09/01/09 12:02 3 pgs
Fees: 18.00 Taxes: 63.10

20090901-0081974

# SPECIAL WARRANTY DEED

TB-507923

THIS INDENTURE, made and entered into as of the 19 day of August 2009, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and PTE DEVELOPEMENT, LLC, their heirs and assigns, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20081027-0107262, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warranty the title to said lands and defend the same against the lawful claims of any person whomsoever claiming by, through or under the Grantor.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY: David M. Zimmerman
David M. Zimmerman
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 8.19.2009, before me Kerry Lynn Valdez, a Notary Public, (insert name and title of the officer)
personally appeared David M. Zimmerman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY) SEAL
KERRY LYNN VALDEZ

KERRY LYNN VALDEZ
Commission # 1822608
Notary Public -- California
Los Angeles County
My Comm. Expires Nov 13, 2012

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 17,054, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant NICHOLAS BAICH

Subscribed and sworn to before me this 26th day of August 2009

Notary Public
Commission Expires 7/24/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ann K. Kroskey, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires July 24, 2011
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| PTE DEVELOPEMENT, LLC | new owner<br>PTE DEVELOPEMENT, LLC | 724 Due West Avenue<br>Madison, TN 37115 |
| 118 Paige Park Lane | 118 Paige Park Lane | MAP PARCEL NO.: |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | 51-06A 6.00 OO |

**EXHIBIT A**

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE BEING TOWN HOME UNIT A ON THE PLAN OF ROYAL PROPERTY MANAGEMENT LLC OF RECORD IN MASTER DEED INST# 20050817-009684 REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HSBC MORTGAGE SERVICES, INC. BY TRUSTEE DEED FROM STATEWIDE TITLE AND ESCROW OF TENNESSEE RECORDED 10/27/08 AT INSTRUMENT NO. 20081027-0107262, DAVIDSON COUNTY RECORDS, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY JEFF HORVATH TO THOMAS E. GRANGE IN DEED DATED 06/29/2006 COUNTY OF DAVIDSON, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 724 DUE WEST AVENUE, MADISON, TN 37115

Our File No. ANA200909358