Prepared by:

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

Returned to:

ADAM MONTGOMERY SWANN
931 McClurkin Ave
Nashville, TN,37206

BILL GARRETT, Davidson County
Trans: T20090069918 DEEDWARR
Recvd: 10/14/09 10:29 3 pgs
Fees: 18.00 Taxes: 196.10
20091014-0095170

SPECIAL WARRANTY DEED

T9-504050

THIS INDENTURE, made and entered into as of the 21 day of September 2009, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and ADAM MONTGOMERY SWANN AND JAMES ERNIE DARNELL JR., 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 2009072400609839, 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: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 9-21-2009 before me Kerry Lynn Valdez a Notary Public,
(insert name and title of the officer)

personally appeared Dana M Sacks ASST VICE PRESIDENT
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.

Kerry Lynn Valdez
(SIGNATURE OF NOTARY) SEAL

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 $ 53,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Nick Baich
Affiant NICK BAICH AS AGENT FOR HSBC MORTGAGE SERVICES, INC.

Subscribed and sworn to before me this 12 day of Oct., 2009

Ann K. Kroskey
Notary Public
Commission Expires _____

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: New owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ADAM MONTGOMERY SWANN	ADAM MONTGOMERY SWANN	931 McClurkin Avenue Nashville, TN 37206
931 McClurkin Ave	931 McClurkin Ave	MAP PARCEL NO.:
Nashville, TN, 37206	Nashville, TN, 37206	072-13-0-019.00

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 76 ON THE PLAN OF SPRINGDALE SUBDIVISION, OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO HAROLD R. CORLEW BY WARRANTY DEED FROM ELLA R. COBB, AN UNMARRIED WOMA, RECORDED AUGUST 3, 1994, OF RECORD IN BOOK 9426, PAGE 833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY COMMONLY KNOWN AS: 931 MCCLURKIN AVENUE, NASHVILLE, TN 37206

Our File No. ANA200909873