(2)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2009090024
Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBER

Mario Morales
8224 Ramstone Way
Antioch, TN 37013

SWBC Mortgage
9311 San Pedro, Ste. 100
San Antonio, TX
78216

182 06 OA 253.00

BILL GARRETT, Davidson County
Trans: T20090070116 DEEDWARR
Recvd: 10/15/09 09:09 2 pgs
Fees: 13.00 Taxes: 518.00

20091015-0095402

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of September, 2009, between **HSBC Bank USA, as Trustee,** national association, by and through its attorney in fact, **M & T BANK,** a national banking corporation, with its principal place of business in **Davidson** County, Tennessee ("Grantor") and **MARIO MORALES** and wife, **MAGDA MORALES,** residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Being Lot 173, Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020123-0009417, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to HSBC Bank USA as Trustee, by Trustee's Deed from Shellie Wallace, as Successor Trustee and Maria Neumann, as Co-Trustee, dated July 8, 2009, recorded at Instrument Number 20090720-0068029, in the Register's Office for Davidson County, Tennessee.
See Also Warranty Deed dated January 4, 2005, recorded at Instrument Number 20050110-0003167, in the Register's Office for Davidson County, Tennessee.

Commonly known as 8224 Ramstone Way, Antioch, TN 37013
Tax Parcel No: 182 06 OA 253.00

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

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

M&T Bank executes this instrument pursuant to Limited Power of Attorney recorded in Instrument Number _____, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

HSBC Bank USA, as Trustee
By: M&T Bank, Attorney in Fact for
HSBC Bank USA, as Trustee

By: _____

Its: David R Ligammari
Assistant Vice President

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~Davidson~~ Erie

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, David R Ligammari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged himself to be the AVP of M&T Bank, constituent of the maker, and that he as such AVP of the constituent of the maker, is authorized by the maker by limited power of attorney recorded simultaneously herewith, to execute this instrument on behalf of the maker.

Witness my hand and official seal this ~~24th~~ day of September, 2009.

_____
Notary Public

My commission expires: _____

Margaret Phillips
Notary Public NY State
Qualified in Erie County
Reg. No. 01PH5014360
Expiration Date July 15, 2011

MARGARET PHILLIPS NOTARY PUBLIC STATE OF NEW YORK

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$140,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed ~~and~~ sworn to before me this 8th day of October, 2009.

_____
Notary Public

My commission expires: 4/6/10

SHANNON BUHLER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires April