Prepared by:

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

Returned to:

NASER MIKHAEIL AND HANAN KHALIL
6100 Bentwood Drive
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20090077629 DEEDWARR
Recvd: 11/16/09 09:28 3 pgs
Fees:18.00 Taxes:573.50
20091116-0105036

SPECIAL WARRANTY DEED

T9-503138

THIS INDENTURE, made and entered into as of the 16 day of September 2009, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and NASER MIKHAEIL AND HANAN KHALIL, HUSBAND AND WIFE, their heirs and assigns, hereinafter referred to as Grantee, 6100 Brentwood Drive, Antioch, TN 37013

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 20090619-0057306, 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 9-16-09, before me E P Roman, 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

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

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 $ 155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

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

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

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:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASSER MIKHAEIL	NASSER MIKHAEIL	6100 Bentwood Drive Antioch, TN 37013
6100 Bentwood Drive	6100 Bentwood Drive	MAP PARCEL NO.:
Antioch, TN 37013	Antioch, TN 37013	164-13A-7.00-CO

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, PLAN OF TREEHAVEN, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000112-0004272, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 11669, PAGE 376, BOOK 11588, PAGE 484; BOOK 10774, PAGE 945; AND BOOK 11648, PAGE 662, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC., BY DEED RECORDED 6/19/2009, AT INSTRUMENT NO. 20090619-0057306 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED BY SHAPIRO & KIRSCH, SUBSTITUTE TRUSTEE (SUBSTITUTE TRUSTEE'S DEED) TO HSBC MORTGAGE SERVICES, INC. IN DEED DATED 05/06/2009 COUNTY OF DAVIDSON, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 6100 BENTWOOD DRIVE, ANTIOCH, TN 37013

Our File No. ANA200910635