Prepared by:

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

Returned to:

KIRT WEBSTER
3573 COUCHVILLE PIKE
NASHVILLE, TN, 37076

BILL GARRETT, Davidson County
Trans:T20090087834 DEEDWARRSP
Recvd: 12/31/09 09:52 3 pgs
Fees:18.00 Taxes:721.50
20091231-0118818

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22nd day of December, 2009, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and KIRT WEBSTER, A SINGLE MAN,, 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 20090804-0072916, 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.

Dustin Peterson
Asst. Secretary

HSBC MORTGAGE SERVICES INC.

BY: Dana M. Sacks
Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 12/21/9, before me E. P. Roman, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks,
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 $ 195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2009.

Notary Public
Commission Expires May 8, 2013

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

This instrument was prepared by:

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

RETURN TO:
NEW OWNER:
KIRT WEBSTER
3573 COUCHVILLE PIKE
NASHVILLE, TN, 37076

SEND TAX BILLS TO:
KIRT WEBSTER
3573 COUCHVILLE PIKE
NASHVILLE, TN, 37076

PROPERTY ADDRESS:
3520 COUCHVILLE PIKE
HERMITAGE, TN 37076

MAP PARCEL NO.:
137-0 89.00

EXHIBIT A

LEGAL DESCRIPTION

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAT OF ASHLEY ACRES, AS OF RECORD IN BOOK 8250, PAGE 137, REGISTER\'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPRIO AND KIRSCH, LLP, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 8/4/2009, IN INSTRUMENT 20090804-0072916 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP AND (SUBSTITUTE TRUSTEE) TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 08/04/2009 IN INSTRUMENT 20090804-0072916 IN THE REGISTER\'S OFFICE OF DAVIDSON

PROPERTY COMMONLY KNOWN AS: 3520 COUCHVILLE PIKE, HERMITAGE, TN 37076

Our File No. ANA200914592