Prepared by:

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

Returned to:

TERESA A. TALLEY
8217 FILMOUTH CT
BRENTWOOD, TN, 37027

BILL GARRETT, Davidson County
Trans:T20100001203 DEEDWARRSP
Recvd: 01/07/10 09:26 3 pgs
Fees:18.00 Taxes:791.80
20100107-0001392

SPECIAL WARRANTY DEED

T9-056090

THIS INDENTURE, made and entered into as of the 21st day of December, 2009, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and TERESA A. TALLEY, A SINGLE WOMAN,, 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 20090821-0079010, 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

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 $214,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sandra Matthews
Affiant

Subscribed and sworn to before me this 21st day of December, 2009.

Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

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

RETURN TO: New Owner

TERESA A. TALLEY
8217 FILMOUTH CT
BRENTWOOD, TN, 37027

SEND TAX BILLS TO:

TERESA A. TALLEY
8217 FILMOUTH CT
BRENTWOOD, TN, 37027

PROPERTY ADDRESS:

308 SCARLET OAK COURT
BRENTWOOD, TN 37027

MAP PARCEL NO.:

181.10.A-85

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 246 ON THE PLAN OF FIRST REVISION FINAL PLAT PHASE TWO AUTUMN OAKS SUBDIVISION OF RECORD IN PLAT BOOK 11700, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO GENERAL SUBDIVISION/BUILDING RESTRICTIONS FROM THE DEVELOPER RECORDED 9/12/01 INSTRUMENT NUMBER: 20010912.0099443 AND RESTRICTION RECORDED 5/13/03 IN INSTRUMENT NUMBER 20030513.0064238.

SUBJECT TO EASEMENT TO UTILITIES, GOVERNMENTAL AGENCIES, AND LOT OWNERS FROM THE DEVELOPER RECORDED 11/22/99 IN BOOK 11700, PAGE 64-65.

BEING THE SAME PROPERTY CONVEYED FROM CORINTHIAN CUSTOM HOMES, INC TO MUSTAFA M. RAHHAL BY DEED RECORDED 11/26/02, IN INSTRUMENT #20021126-0146669 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 08/21/2009 IN INSTRUMENT 20090821-0079010 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 308 SCARLET OAK COURT, BRENTWOOD, TN 37027

Our File No. ANA200914589