Prepared by:

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

Returned to:

CYNTHIA E STEWART
5401 Country Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100001208 DEEDWARRSP
Recvd: 01/07/10 09:29 2 pgs
Fees:13.00 Taxes:481.00
20100107-0001401

SPECIAL WARRANTY DEED

T9-061379

THIS INDENTURE, made and entered into as of the 23 day of December, 2009, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and CYNTHIA E STEWART, 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 20090914-0085488, 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.

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF HICKORY VALLEY, SECTION 2, AS OF RECORD IN BOOK 4175, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HERE MADE FOR DESCRIPTION.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4469, PAGE 847, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM DENNIS EARL SCHMIDT AND SARAH CAROLINE SCHMIDT TO CHRISTIAN D. HOLIHAN AND SARAH J. HOLIHAN BY DEED RECORDED 04/08/2005 IN INSTRUMENT 20050408-0038825 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 5401 COUNTRY DRIVE, NASHVILLE, TN 37211

Our File No. ANA200913381

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: _____
Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 11-23-09, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared Maria I. Ortega
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.

(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 $ 130,000, 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

Subscribed and sworn to before me this 31st day of December, 2009.

Notary Public JACK M PINSKER
Commission Expires 12/22/2013

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: / Neil Olmo

CYNTHIA E STEWART
5401 Country Drive
Nashville, TN 37211

SEND TAX BILLS TO:

CYNTHIA E STEWART
5401 Country Drive
Nashville, TN 37211

PROPERTY ADDRESS:

5401 Country Drive
Nashville, TN 37211

MAP PARCEL NO.:

162-05-0-169-00