Prepared by:

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

Returned to:

TODD E. RIGGS
3421 MAPLE TIMBER DRIVE
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20100011678 DEEDWARRSP
Recvd: 03/01/10 08:19 3 pgs
Fees:18.00 Taxes:466.20
20100301-0015019

SPECIAL WARRANTY DEED

T9.064453

THIS INDENTURE, made and entered into as of the 20 day of January, 2010, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and TODD E. RIGGS, SINGLE MALE, 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 20090915-0085933, 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: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 1-19-10, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks 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.

Kerry Lynn Valdez
(SIGNATURE OF NOTARY) SEAL
KERRY LYNN VALDEZ

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 $ 126,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cindy Francis
Affiant CINDY FRANCIS

Subscribed and sworn to before me this
2nd day of February, 2010.

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:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
TODD E. RIGGS	New Owner TODD E. RIGGS	3421 MAPLE TIMBER DRIVE ANTIOCH, TN 37013
3421 MAPLE TIMBER DRIVE	3421 MAPLE TIMBER DRIVE	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	150-11-357-00

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, BEING LOT NO. 89 ON THE PLAN OF LAKE TOWN PARK, SECTION 8, OF RECORD IN PLAT BOOK 7900, PAGE 467, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY. TAXES FOR THE CURRENT YEAR HAVE BEEN PRORATED AND ARE ASSUMED BY THE GRANTEE(S) HEREIN. BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, SUBSTITUTE TRUSTEE TO BY DEED RECORDED 9/15/2009 AT INSTRUMENT NO. 20090915-0085933 THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 09/15/2009 IN INSTRUMENT 20090915-0085933 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 3421 MAPLE TIMBER DRIVE, ANTIOCH, TN 37013

Our File No. ANA200914350