Prepared by:

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

Returned to:

WILL AUSTIN AND JENNIFER AUSTIN
2152 INGRAM ROAD
WHITES CREEK, TN 37189

BILL GARRETT, Davidson County
Trans:T20100012090 DEEDWARR
Recvd: 03/02/10 08:21 3 pgs
Fees:18.00 Taxes:203.50
20100302-0015601

SPECIAL WARRANTY DEED

T9-070921

THIS INDENTURE, made and entered into as of the 13th day of February, 2010, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and WILL AUSTIN AND JENNIFER AUSTIN, HUSBAND AND WIFE JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 20090825-0079877, 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 2-12-10, 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 $ 55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sandra Matthews
Affiant SANDRA MATTHEWS

Subscribed and sworn to before me this
18th 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:
WILL AUSTIN
2152 INGRAM ROAD
WHITES CREEK, TN 37189

SEND TAX BILLS TO:
WILL AUSTIN →
2152 INGRAM ROAD
WHITES CREEK, TN 37189

PROPERTY ADDRESS: NEW OWNER
2152 INGRAM ROAD
WHITES CREEK, TN 37189

MAP PARCEL NO.:
31-0-123.00

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN WHITES CREEK, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LOT 1 ON THE FINAL PLAT OF J. R. REED SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN BOOK 6900, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTH MARGIN OF INGRAM ROAD, 1379 FEET MORE OR LESS FROM THE WEST MARGIN OF LICKTON PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AND BEING A NEW CORNER OF THE REMAINDER OF PARCEL 47; THENCE, LEAVING SAID MARGIN AND SEVERING PARCEL 47, NORTH 10 DEGREES, 59 MINUTES, 40 SECONDS WEST A DISTANCE OF 454.56 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AND BEING A NEW CORNER OF THE REMAINDER OF PARCEL 47; THENCE CONTINUING TO SEVER PARCEL 47, NORTH 78 DEGREES, 04 MINUTES, 00 SECONDS EAST A DISTANCE OF 188.60 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED AND BEING A NEW CORNER OF THE REMAINDER OF PARCEL 47, THENCE, CONTINUING TO SEVER PARCEL 47, SOUTH 10 DEGREES, 59 MINUTES, 40 SECONDS EAST A DISTANCE OF 466.33 FEET TO AN IRON PIN ON THE NORTH MARGIN OF INGRAM ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED AND BEING A NEW CORNER OF THE REMAINDER OF PARCEL 47; THENCE CONTINUING ALONG SAID MARGIN, SOUTH 79 DEGREES, 00 MINUTES, 20 SECONDS WEST A DISTANCE OF 9.54 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, CONTINUING ALONG SAID MARGIN WITH A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1850 FEET, A DELTA ANGLE OF 05 DEGREES, 33 MINUTES, 13 SECONDS, A CHORD BEARING OF SOUTH 81 DEGREES, 46 MINUTES, 57 SECONDS WEST AND A CHORD DISTANCE OF 179.25 FEET) A DISTANCE OF 179.32 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP TO BY DEED RECORDED 8/25/2009, AT INSTRUMENT NO. 20090825-0079877 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2152 INGRAM ROAD, WHITES CREEK, TN 37189

Our File No. ANA201001626