BILL GARRETT, Davidson County
Trans:T20100018438 DEEDWARRSP
Recvd: 03/30/10 10:44 3 pgs
Fees:18.00 Taxes:199.43
20100330-0023586

Prepared by:

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

Returned to:

GREGORY B. GILES
2802 ACKLEN AVENUE
NASHVILLE, TN 37212-3312

T9-070315
T9-505822

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of March, 2010, by and between HSBC MORTGAGE SERVICES INC., hereinafter referred to as Grantor, and GREGORY B. GILES, A MARRIED 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 200910190096252, 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
Asst. Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On 3/15/10, 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.

(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 $ 53,900.00, 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

Subscribed and sworn to before me this 23RD day of MARCH, 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

Our File No. ANA201003209

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
GREGORY B. GILES	GREGORY B. GILES	2132 ROSEMARY LANE NASHVILLE, TN 37210
2802 ACKLEN AVENUE	2802 ACKLEN AVENUE	MAP PARCEL NO.:
NASHVILLE, TN 37212-3312	NASHVILLE, TN 37212-3312	106-13-94.00

EXHIBIT A

LEGAL DESCRIPTION

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

LOT NUMBER 21 ON THE MAP OF GLENROSE PARK OF RECORD IN BOOK 974, PAGE 98, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPETE DESCRIPTION.

SUBJECT TO ANY RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 10/19/2009 IN INSTRUMENT 200910190096252 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2132 ROSEMARY LANE, NASHVILLE, TN 37210