Prepared by:

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

Returned to:

JUSTIN ROSS PEACH
3404 PARKWOOD COURT
HERITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20100022555 DEEDWARRSP
Recvd: 04/16/10 09:29 3 pgs
Fees:18.00 Taxes:529.10
20100416-0028649

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of April, _____, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and JUSTIN ROSS PEACH, A SINGLE 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 2009-0821-0079012, 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 3/23/10, 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
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 $ 143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 15 day of April, 2010.

Notary Public
Commission Expires 6-2-2013

This instrument was prepared by:

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

Our File No. ANA201003754

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:	SEND TAX BILLS TO: new owner	PROPERTY ADDRESS:
JUSTIN ROSS PEACH	JUSTIN ROSS PEACH	3404 PARKWOOD COURT HERITAGE, TN 37076
3404 PARKWOOD COURT	3404 PARKWOOD COURT	MAP PARCEL NO.:
HERITAGE, TN 37076	HERITAGE, TN 37076	86-14B-139.00

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 89, ON THE PLAN OF FINAL PLAT OF FLEETWOOD SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 6900, PAGES 738 AND 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAIME L. BRANNAN FROM JAMES D. PICKLE AND WIFE, GAIL PICKLE BY WARRANTY DEED DATED SEPTEMBER 9, 2003, RECORDED SEPTEMBER 15, 2003, INSTRUMENT NO. 20030916-0135519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 08/21/2009 IN INSTRUMENT 20090821-0079012 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 3404 PARKWOOD COURT, HERITAGE, TN 37076