Prepared by:

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

Returned to:

JONATHAN JONES
1420 CARMACK
SPRING HILL, TN 37144

BILL GARRETT, Davidson County
Trans:T20100026139 DEEDWARRSP
Recvd: 05/03/10 07:57 3 pgs
Fees:18.00 Taxes:166.13
20100503-0033275

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21st day of April, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and JONATHAN JONES AND WHITNEY JONES, HUSBAND AND WIFE, 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 20091112-0104262, 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 4-21-10, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks,
who proved to me on the basis of satisfactory evidence Asst. Vice President 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 $ 44,900.00, 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 27th day of April, 2010.

_____
Notary Public
Commission Expires 5-2-2011

This instrument was prepared by:

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

Our File No. ANA201004969

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

RETURN TO: owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JONATHAN JONES	JONATHAN JONES	2114 JONES AVENUE NASHVILLE, TN 37207
1420 CARMACK	1420 CARMACK	MAP PARCEL NO.:
SPRING HILL, TN 37144	SPRING HILL, TN 37144	71.01-198

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 144 ON THE MAP OF JOYWOOD HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JONES AVENUE 52.1 FEET NORTH OF THE CORNER OF LOTS NOS. 144 AND 145; THENCE WITH THE WESTERLY MARGIN OF JONES AVENUE, NORTHWARDLY 32.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, WITH A RADIUS OF 23.7 FEET TO THE SOUTHERLY MARGIN OF JONES CIRCLE; THENCE WITH THE SOUTHERLY MARGIN OF JONES CIRCLE WESTWARDLY 125.4 FEET TO THE CORNER OF LOTS NO. 144 AND 165; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWARDLY 52 FEET TO A POINT 52 FEET NORTH OF THE SOUTHWEST CORNER OF LOT NO. 144; THENCE EASTWARDLY 150 FEET TO THE WESTERLY MARGIN OF JONES AVENUE. THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRIO AND KIRSCH, LLP AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/12/2009, AT INSTRUMENT NO. 20091112-0104262 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP., SUBSTITUTE TRUSTEE AND (SUBSTITUTE TRUSTEE'S DEED) TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/12/2009 IN INSTRUMENT 20091112-0104262 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2114 JONES AVENUE, NASHVILLE, TN 37207