Prepared by:

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

Returned to:

ERIC A. KING
7708 DANIEL TRACE
NASHVILLE, TN 37221

BILL GARRETT, Davidson County
Trans:T20100027605 DEEDWARRSP
Recvd: 05/07/10 15:12 3 pgs
Fees:18.00 Taxes:676.55
20100507-0035215

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8TH day of April, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and ERIC A. KING, 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 20091201-0109817, 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 4-8-10, 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 $ 182,850, 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
3RD day of MAY, 2010.

_____
Notary Public
Commission Expires _____

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. ANA201004788

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NEW OWNER		
ERIC A. KING	ERIC A. KING	7708 DANIEL TRACE
7708 DANIEL TRACE	7708 DANIEL TRACE	NASHVILLE, TN 37221
NASHVILLE, TN 37221	NASHVILLE, TN 37221	MAP PARCEL NO.:
		126-15A-84.00-CO

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF SECTION TWO, BOONE TRACE AT BILTMORE, OF RECORD IN BOOK 9700, PAGE 316 AND 317, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 12/01/2009 IN INSTRUMENT 20091201-0109817 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 7708 DANIEL TRACE, NASHVILLE, TN 37221