When recorded return to:
Trustland Title & Escrow, LLC
1529 Hunt Club Blvd, Suite 300
Gallatin, TN 37066

Prepared by:

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

Returned to:

RICKY J RAY
923 KIPLING DRIVE
NASHVILLE, TN 37217

BILL GARRETT, Davidson County
Trans:T20100030135 DEEDWARRSP
Recvd: 05/19/10 11:21 3 pgs
Fees:18.00 Taxes:155.40
20100519-0038619

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of April, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and RICKY J RAY, 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 20091215-0114271, 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 4-27-10, 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 $ 42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Ricky J Ray
Affiant

Subscribed and sworn to before me this 14th day of May, 2010.

Tina Hawkins
Notary Public
Commission Expires 01/30/2012

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

This instrument was prepared by:

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

Our File No. ANA201004792

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
RICKY J RAY	RICKY J RAY	923 KIPLING DRIVE NASHVILLE, TN 37217
923 KIPLING DRIVE	923 KIPLING DRIVE	MAP PARCEL NO.:
NASHVILLE, TN 37217	NASHVILLE, TN 37217	107-14-68-00

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 159 ON THE PLAN OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 12/15/2009 IN INSTRUMENT 20091215-0114271 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 923 KIPLING DRIVE, NASHVILLE, TN 37217

RJR