BILL GARRETT, Davidson County
Trans:T20100032029 DEEDWARRSP
Recvd: 05/27/10 13:35 3 pgs
Fees:18.00 Taxes:251.97



20100527-0041013

Prepared by:

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

Returned to:

DAVID COUNTS AND ROBIN COUNTS
116 TUDOR STREET
FRANKLIN, TN 37067

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 14th day of May, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and DAVID COUNTS AND ROBIN COUNTS, HUSBAND AND WIFE, AS JOINT TENANTS, 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 20091229-0117809, 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: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 5/3/10, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared Maria I. Ortega 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 $ 68,100.00, 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 14th day of May, 2010.

Notary Public
Commission Expires 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

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

Our File No. ANA201006215

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
DAVE COUNTS	DAVE COUNTS	1508 MCKENNIE AVENUE NASHVILLE, TN 37206
116 TUDOR STREET	116 TUDOR STREET	MAP PARCEL NO.:
FRANKLIN, TN 37067	FRANKLIN, TN 37067	83-02-248.00

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 10, JAS J. PRYORS HEIRS SUBDIVISION OF LOTS 19 AND 20 IN BROWNSVILLE, as shown on plat of record in Plat Book 843, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to HSBC Mortgage Services Inc. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, recorded on the 29th day of December, 2009 in Instrument No. 20091229-0117809, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.