BILL GARRETT, Davidson County
Trans:T20100032473 DEEDWARRSP
Recvd: 06/01/10 08:11 3 pgs
Fees:18.00 Taxes:517.63
20100601-0041519

Prepared by:

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

Returned to:

MOHAMED MOHAMED AND FOZIA KEBEDE
1001 OAK RIDGE COURT
ANTIOCH, TN 37013
T010-007146

SPECIAL WARRANTY DEED

2010 THIS INDENTURE, made and entered into as of the 14th day of April, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and MOHAMED MOHAMED AND FOZIA KEBEDE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 20100120-0004886, 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 April 14, 2010, before me J Gray, a Notary Public,
(insert name and title of the officer)
personally appeared Dana M Sacks Asst V.P.,
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

J. GRAY
Commission # 1849070
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

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 $ 139,900, 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 26th 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. ANA201004959

RETURN TO:	SEND TAX BILLS TO: (New Owner)	PROPERTY ADDRESS:
MOHAMED MOHAMED	MOHAMED MOHAMED	1001 OAK RIDGE COURT ANTIOCH, TN 37013
1001 OAK RIDGE COURT	1001 OAK RIDGE COURT	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	149-10-60.00

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

LOT NUMBER 65 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION TWO OF RECORD IN BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THE LAST DEED OF RECORD IS WARRANTY DEED, RECORDED IN BOOK 9340, PAGE 976, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY UNPAID TAXES, SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 01/20/2010 IN INSTRUMENT 20100120-0004886 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 1001 OAK RIDGE COURT, ANTIOCH, TN 37013