BILL GARRETT, Davidson County
Trans:T20100033188 DEEDWARRSP
Recvd: 06/02/10 10:32 3 pgs
Fees:18.00 Taxes:185.00

20100602-0042314

Prepared by:

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

Returned to:

JEFFERY S MILLER
KELLER WILLIAMS – ATTN: MICAH PHILLIPS
30 BURTON HILLS BOULEVARD, SUITE 175
NASHVILLE, TN 37206

SPECIAL WARRANTY DEED

elm
t010-009534

2010 THIS INDENTURE, made and entered into as of the 18th day of May, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and JEFFERY S MILLER, A MARRIED MAN, 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 20100301-0015098, 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 May 18, 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 $ 50,000.00 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 25th 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. ANA201007127

RETURN TO: New owner

JEFFERY S MILLER
KELLER WILLIAMS – ATTN: MICH PHILLIPS
30 BURTON HILLS BOULEVARD, SUITE 175
NASHVILLE, TN 37206

SEND TAX BILLS TO:

JEFFERY S MILLER
KELLER WILLIAMS – ATTN: MICH PHILLIPS
30 BURTON HILLS BOULEVARD, SUITE 175
NASHVILLE, TN 37206

PROPERTY ADDRESS:

738 NORTH 9TH STREET
NASHVILLE, TN 37206

MAP PARCEL NO.:

82-08-417.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF PART OF LOTS 16 AND 17 OF J. R. LOVE'S SUBDIVISION OF MESSANDALE TRACT OF RECORD IN PLAN BOOK 4470, PAGE 1128. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTH NINTH STREET AT THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 179.25 FEET TO AN IRON PIN; THENCE NORTHERLY 51.09 FEET TO A POINT; THENCE SOUTH 83 DEG. 10' EAST 46.68 FEET TO AN EXISTING HIGHWAY MONUMENT; THENCE NORTH 29 DEG. 54' EAST 26.69 FEET TO AN EXISTING HIGHWAY MONUMENT; THENCE SOUTH 82 DEG. 06' EAST 107.07 FEET TO THE WESTERLY MARGIN OF NORTH NINTH STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET AROUND A CURVE WHICH HAS A RADIUS OF 68 FEET SOUTHWESTERLY 47.35 FEET TO A POINT; THENCE CONTINUING WITH NORTH NINTH STREET SOUTHERLY 27 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 03/01/2010 IN INSTRUMENT 20100301-0015098 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 738 NORTH 9TH STREET, NASHVILLE, TN 37206