Prepared by: and Return TO:

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

Returned to:

WANDA N. BARR
142 OAK VALLEY DRIVE
NASHVILLE, TN 37207

BILL GARRETT, Davidson County
Trans:T20100039984 DEEDWARRSP
Recvd: 06/30/10 13:51 3 pgs
Fees:18.00 Taxes:277.50
20100630-0051182

SPECIAL WARRANTY DEED

2010 THIS INDENTURE, made and entered into as of the 8th day of April, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and WANDA N. BARR, MARRIED FEMALE, 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 20091110-0103801, 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 # 1822808
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 $ 75,000.00, 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 10 day of June 2010.

_____
Notary Public
Commission Expires _____

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

This instrument was prepared by:

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

Our File No. ANA201004537

~~RETURN TO~~: New Owner!

WANDA N. BARR
142 OAK VALLEY DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:

WANDA N. BARR
142 OAK VALLEY DRIVE
NASHVILLE, TN 37207

PROPERTY ADDRESS:

142 OAK VALLEY DRIVE
NASHVILLE, TN 37207

MAP PARCEL NO.:

60-03-122-00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 11 ON THE PLAN OF OAK PARK SUBDIVISION, SECTION ONE OF RECORD IN BOOK 3600, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY ACQUIRED BY THE PARTY OF THE FIRST PART PURSUANT TO THE PROVISIONS OF THE NATIONAL HOUSING ACT, AS AMENDED (12 U.S.C. 1701 ET SEQ.) AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ACT (79 STAT. 667), BY DEED DATED AND RECORDED IN BOOK, PAGE OFFICE OF THE REGISTER, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

SAID CONVEYANCE IS MADE SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD AGAINST THE ABOVE DESCRIBED PROPERTY; ALSO SUBJECT TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/10/2009 IN INSTRUMENT 20091110-0103801 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 142 OAK VALLEY DRIVE, NASHVILLE, TN 37207