Prepared by:

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

Returned to:

FILBERT J. MARTOCCI, III
908 WILSON PARK
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20100040315 DEEDWARRSP
Recvd: 07/01/10 13:02 3 pgs
Fees:18.00 Taxes:458.80
20100701-0051615

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of June, 2010, by and between CIBM HSBC BANK (USA), hereinafter referred to as Grantor, and FILBERT J. MARTOCCI, III, A SINGLE 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 200912330116603, 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.

CIBM HSBC BANK (USA)

BY: _____

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 6-16-10, before me Robin Powell, 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

ROBIN POWELL
Commission # 1822604
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 $ 124,000, 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
1st day of June, 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. ANA201009000

RETURN TO: / New owner

FILBERT J. MARTOCCI, III
908 WILSON PARK
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

FILBERT J. MARTOCCI, III
908 WILSON PARK
BRENTWOOD, TN 37027

PROPERTY ADDRESS:

2429 EDEN CREST DRIVE
ANTIOCH, TN 37013

MAP PARCEL NO.:

149-15A-332-00

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON THE PLAN OF CAMBRIDGE FOREST, PHASE FOUR, OF RECORD IN INSTRUMENT NO. 20020813-0098017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 10332, PAGE 1; BOOK 10774, PAGE 723; AND INSTRUMENT #20021023-0130058; EASEMENTS OF RECORD IN BOOK 1207, PAGE 529; BOOK 1147, PAGE 148; BOOK 7453, PAGE 445; BOOK 8795, PAGE 158; INSTRUMENT NO. 20001228-0126570; BOOK 7632, PAGE 762; INSTRUMENT NO. 20020308-0029654; HOA CHARTER OF RECORD IN BOOK 10343, PAGE 769; CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NOS. 20030624-0086951, 20030624-0086954 AND 20030630-0090226; AND ALL MATTERS OF RECORD ON PLAT IN INST. NO. 20020813-0098017, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED FROM NATIONWIDE TRUSTEE SERVICES, INC. TO CIBM HSBC BANK USA BY DEED RECORDED 12/23/2009 IN INSTRUMENT 200912330116603 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. # 20091223-0116663

PROPERTY COMMONLY KNOWN AS: 2429 EDEN CREST DRIVE, ANTIOCH, TN 37013