Prepared by:

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

Returned to:

FRANK D. CONNER AND WANDA J. CONNER
1361 PARK DRIVE
COOKEVILLE, TN 38501

BILL GARRETT, Davidson County
Trans:T20100046639 DEEDWARRSP
Recvd: 07/30/10 08:50 3 pgs
Fees:18.00 Taxes:170.20
20100730-0059654

SPECIAL WARRANTY DEED

TO-015865 clerk

THIS INDENTURE, made and entered into as of the _19th_ day of _July_____, 2010__, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and FRANK D. CONNER, AND WANDA J. CONNER, HUSBAND AND WIFE, 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 20100331-0023930, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

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 7/19/10, 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

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 $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Affiant MIMI SPEELMAN

Subscribed and sworn to before me this
21st day of July, 2010.

_____
Notary Public JACK M PINSKER
Commission Expires 12-22-13

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. ANA201011421

RETURN TO: New Owner
FRANK D. CONNER
2007 JONES AVENUE
NASHVILLE, TN 32707

SEND TAX BILLS TO:
FRANK D. CONNER
2007 JONES AVENUE
NASHVILLE, TN 32707

PROPERTY ADDRESS:
2007 JONES AVENUE
NASHVILLE, TN 32707

MAP PARCEL NO.:
71-08-188.00

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 110 FRONTS 60.0 FEET ON THE SOUTHEASTERLY MARGIN OF JONES AVENUE AND EXTENDS BACK 152.2 FEET ON THE NORTHEASTERLY LINE AND 145.0 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 62 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTINGS EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP., SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 03/31/2010 IN INSTRUMENT 20100331-0023930 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2007 JONES AVENUE, NASHVILLE, TN 32707