BILL GARRETT, Davidson County
Trans:T20100059322 DEEDWARRSP
Recvd: 09/21/10 10:25 3 pgs
Fees:18.00 Taxes:277.50

20100921-0075004

Prepared by:

Paul Jungers, Esq.
The Dec Law Firm
8940 Main Street
Clarence, NY 14031

Returned to:

HULSE CONSTRUCTION, INC.
5849 HECKEL ROAD
EVANSVILLE, IN 47725

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30th day of August, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and HULSE CONSTRUCTION, INC., AN INDIANA GENERAL CORPORATION, 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 20091130-0108982,, 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: Dana M. Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 8/20/10, 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 # 1822608
Notary Public -- California
Los Angeles County
My Comm. Expires Nov 13, 2012

VALUATION AFFIDAVIT

Our File No. ANA201015530

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.

Tracy E. Hulse V.P.
Affiant

Subscribed and sworn to before me this 13 day of Sept. 2010

DENISE C. ALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires MY COMMISSION EXPIRES May 08, 2012

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
HULSE CONSTRUCTION, INC.	HULSE CONSTRUCTION, INC.	2414 SPRINGVIEW DRIVE
5849 HECKEL ROAD	5849 HECKEL ROAD	NASHVILLE, TN 37214
EVANSVILLE, IN 47725	EVANSVILLE, IN 47725	MAP PARCEL NO.:
		95-11-159.00

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 46, ON THE PLAN OF MERRY OAKS, SECTION 2, OF RECORD IN PLAT BOOK 2133, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRCH, LLP AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/30/2009, AT INSTRUMENT NO. 20091130-0108982 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2414 SPRINGVIEW DRIVE, NASHVILLE, TN 37214