BILL GARRETT, Davidson County
Trans:T20100063999 DEEDWARRSP
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Fees:18.00 Taxes:338.55
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Prepared by:

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

SABRE VALUE QUEEN CITY FUND II, LLLP
4810 CHARLTON LANE
CHARLOTTE, NC 28210

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th day of September, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and SABRE VALUE QUEEN CITY FUND II, LLLP*, their heirs and assigns, hereinafter referred to as Grantee, *a North Carolina Corporation

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 20091124-0108000, 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 9/10/10, before me K L Chavez, 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

K. L. CHAVEZ
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 $91,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201016703

_____
Affiant

Subscribed and sworn to before me this 24th day of September, 2010.

_____
Notary Public
Commission Expires: ~~September 11, 2013~~ My Commission Expires:

CONNIE MCTAMANY
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Owner's Name & Address:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SABRE VALUE QUEEN CITY FUND II, LLLP P.O Box 11175 Charlotte, NC 28220	SABRE VALUE QUEEN CITY FUND II, LLLP P.O Box 11175 Charlotte, NC 28220	908 WINCHESTER PASS ANTIOCH, TN 37013 MAP PARCEL NO.: 151-10A-112.00-CO

After Recording, Return to:
Fearnley and Califf, PLLC
6389 Quail Hollow Road, Suite 202
Memphis, Tennessee 38120
File #: SABRE2010-001

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NUMBER 37 PHASE TWO, VILLAGES OF LONG HUNTER AS SHOWN BY PLAT OF RECORD IN PLAT OF RECORD IN INSTRUMENT NUMBER 200205150059732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/24/2009, AT INSTRUMENT NO. 20091124-0108000 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE AND (SUBSTITUTE TRUSTEE'S DEED) TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/24/2009 IN INSTRUMENT 20091124-0108000 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 908 WINCHESTER PASS, ANTIOCH, TN 37013