Prepared by:

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

Returned to:

DANIEL KENNEDY
815 SESSLERS LANE
NASHVILLE, TN 37210

BILL GARRETT, Davidson County
Trans:T20100069195 DEEDWARRSP
Recvd: 11/01/10 15:12 3 pgs
Fees:18.00 Taxes:316.35
20101101-0087379

SPECIAL WARRANTY DEED

2010, THIS INDENTURE, made and entered into as of the 22nd day of October, by and between HSBC, hereinafter referred to as Grantor, and DANIEL KENNEDY, 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 20100604-0041869, 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

BY: _____
Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 10-22-10, before me Robin Powell, a Notary Public,
(insert name and title of the officer)
personally appeared Maria I. Ortega,
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.

Robin Powell
(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 $85,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201020195

Affiant

Subscribed and sworn to before me this 22 day of October, 2010.

Notary Public
Commission Expires _____

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
DANIEL KENNEDY	DANIEL KENNEDY	203 LOCUSTWOOD DRIVE NASHVILLE, TN 37211
815 SESSLERS LANE	815 SESSLERS LANE	MAP PARCEL NO.:
NASHVILLE, TN 3720	NASHVILLE, TN 37210	148-09-107

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF LOCUSTWOOD SUBDIVISION, SECTION 4, OF RECORD IN BOOK 2330, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HBREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM CHERRI R. JONES TO HSBC BY DEED RECORDED 06/01/2010 IN INSTRUMENT 20100604-0041869 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 203 LOCUSTWOOD DRIVE, NASHVILLE, TN 37211