RECORD & RETURN TO:
TrustLand Title & Escrow
1720 West End Ave.,#400
Nashville, TN 37203

Prepared by:

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

Returned to:

HASHIM ABBAS
2565 KANLOW DRIVE
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20100071221 DEEDWARRSP
Recvd: 11/09/10 13:40 3 pgs
Fees:18.00 Taxes:592.00
20101109-0090014

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5th day of October, 2010 by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and HASHIM ABBAS, A MARRIED 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 20100324-0021896,, 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 10-5-10, before me Robin Powell, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks,
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 $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201018695

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Subscribed and sworn to before me this 4th day of November, 2010.

Notary Public
Commission Expires 7-20-2011

RETURN TO: New Owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
HASHIM ABBAS	HASHIM ABBAS	2565 KANLOW DRIVE ANTIOCH, TN 37013
2565 KANLOW DRIVE	2565 KANLOW DRIVE	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	174-11-A 369.00 CO

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEGIN LOT NO. 286 ON THE FINAL PLAT OF CANE RIDGE FARMS, PHASE SIX, SECTION ONE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050209-0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED FROM GREENVALE CONSTRUCTION, LLC. TO JONATHAN ROBERT SOULIER BY DEED RECORDED 08/15/2006 IN INSTRUMENT 20060815-0100388 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2565 KANLOW DRIVE, ANTIOCH, TN 37013