(1)

BILL GARRETT, Davidson County
Trans:T20100072977 DEEDWARRSP
Recvd: 11/17/10 12:52 3 pgs
Fees:18.00 Taxes:347.80
20101117-0092081

Prepared by:

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

Returned to:

AMADO A. VALEY VASQUEZ
216 STEAMBOAT COURT
NASHVILLE, TN 37214

After Recording
Bridgehouse Title
342 Cool Springs Blvd Ste 202
Franklin, TN 37067
file #12477

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15 day of November 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and AMADO A. VALEY VASQUEZ, 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 20091201-0109833, 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 10-15-10, 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.

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

(SIGNATURE OF NOTARY) SEAL

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 $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201020094

Amado A. Valey Vasquez
Affiant

Subscribed and sworn to before me this
15 day of November, 2010

Notary Public
Commission Expires 12-06-2011

J. SUSAN WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

AMADO A. VALEY

216 STEAMBOAT COURT

NASHVILLE, TN 37214

SEND TAX BILLS TO:

SOUTHEAST FINANCIAL
FEDERAL CREDIT UNION
220 SOUTH ROYAL OAKS BLVD.
FRANKLIN, TN 37064

PROPERTY ADDRESS:

216 STEAMBOAT COURT
NASHVILLE, TN 37214

MAP PARCEL NO.:

62-02A-149.00-CO

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 149, RIVER TRACE ESTATES, PHASE I, SECTION II, OF RECORD IN PLAT BOOK 6900, PAGE 158 & 159, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID CONVEYANCE IS MADE SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD AGAINST THE ABOVE DESCRIBED PROPERTY; ALSO SUBJECT TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA T. PEGG, UNMARRIED, BY WARRANTY DEED FOR TENNESSEE FROM MARY MARCELLA HILL SCHAD, MARRIED AND JOINED BY HER HUSBAND, ROBERT Z. SCHAD, DATED NOVEMBER 30, 1992, AS OF RECORD IN BOOK 8805, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLLP., AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 12/01/2009 IN INSTRUMENT 20091201-0109833 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PACEL ID NO.: 62-02A-149.00-CO, PROPERTY COMMONLY KNOWN AS: 216 STEAMBOAT COURT, NASHVILLE, TN 37214