Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Davidson County DEEDWARRSP
Recvd: 12/07/10 15:22 4 pgs
Fees:23.00 Taxes:443.63
20101207-0097464

Returned to:

CHARLES D. CAPUTO
512 SCOTTS CREEK TRAIL
HERMITAGE, TN 37076

SPECIAL WARRANTY DEED

TO10-00790

THIS INDENTURE, made and entered into as of the 11th day of November, 2010, by and between HSBC BANK (USA), ** hereinafter referred to as Grantor, and CHARLES D. CAPUTO, A SINGLE MAN, their heirs and assigns, hereinafter referred to as Grantee,

** 931 Corporate Center Dr. Pomona, CA 91768

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 20100119-0004283, 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 BANK (USA)

BY: _____

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 11-11-10, 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 $119,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201022223

Affiant

Subscribed and sworn to before me this 6 day of December, 2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

Notary Public
Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
CHARLES D. CAPUTO	CHARLES D. CAPUTO	512 SCOTTS CREEK TRAIL HERMITAGE, TN 37076
512 SCOTTS CREEK TRAIL	512 SCOTTS CREEK TRAIL	MAP PARCEL NO.:
HERMITAGE, TN 37076	HERMITAGE, TN 37076	75-12A-187.0000

EXHIBIT A

LEGAL DESCRIPTION

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 17 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, SECTION THREE, PHASE TWO, OF RECORD IN INSTRUMENT NUMBER 20031120-0169483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THE LAST DEED OF RECORD IN WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 20040623- 0074456 IN THE REGISTER'S OFFICE, FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY UNPAID TAXES, SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP., SUBSTITUTE TRUSTEE TO HSBC BANK USA BY DEED RECORDED 01/19/2010 IN INSTRUMENT 20100119-0004283 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 512 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries