Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

BILL GARRETT, Davidson County
Trans:T20110013791 DEEDWARRSP
Recvd: 03/08/11 08:18 3 pgs
Fees:18.00 Taxes:536.50
20110308-0018216

Returned to:

WILLIAM A. PADDOCK AND REAGHAN R ROPER
1612 5TH AVENUE NORTH
NASHVILLE, TN 37208

T010-045630

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of February, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and WILLIAM A. PADDOCK, AN UNMARRIED PERSON AND REAGHAN R. ROPER, AN UNMARRIED PERSON, 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 20060608-0068375, 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
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 2/5/11, before me K L Chavez, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks 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 $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201018836

Affiant BRIAN M KESTER
AS AGENT FOR HSBC

Subscribed and sworn to before me this 2nd day of February, 2011.

Notary Public
Commission Expires _____

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

RETURN TO:
New Owner:
WILLIAM A. PADDOCK
1612 5TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
WILLIAM A. PADDOCK
1612 5TH AVENUE NORTH
NASHVILLE, TN 37208

PROPERTY ADDRESS:
1612 5TH AVENUE NORTH
NASHVILLE, TN 37208

MAP PARCEL NO.:
082050E00100CO

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. A ON THE PLAN OF SIXTEEN HUNDRED TOWNHOMES, OF RECORD IN MASTER DEED IN INSTRUMENT NO. 20060523-0060523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETED DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM ERIC D. DAVIS TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 9/2/2010, AT INSTRUMENT NO. 20100902-0069970 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 082050E00100CO

PROPERTY COMMONLY KNOWN AS: 1612A 5TH AVENUE NORTH, NASHVILLE, TN 37208