Box 29

Prepared by:

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

~~Returned to:~~

BERT E. KNIGHT AND CYNTHIA M. KNIGHT
102 QUILL COURT
NASHVILLE, TN 37214

BILL GARRETT, Davidson County
Trans:T20110016269 DEEDWARRSP
Recvd: 03/18/11 15:37 3 pgs
Fees:18.00 Taxes:261.41
20110318-0021542

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25 day of Feb, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and BERT E. KNIGHT AND CYNTHIA M. KNIGHT, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 20100305-0017080,, 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 K Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 2-25-2011, before me Tami Flores, 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.

_____
(SIGNATURE OF NOTARY) SEAL

TAMI FLORES
Commission # 1832925
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

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 $70,650.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201105305

_____
Affiant

Subscribed and sworn to before me this 16 day of March, 2011

_____
Notary Public
Commission Expires _____

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

RETURN TO: New Owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
BERT E. KNIGHT	BERT E. KNIGHT	3204 IRONWOOD DRIVE NASHVILLE, TN 37214
102 QUILL COURT	102 QUILL COURT	MAP PARCEL NO.:
NASHVILLE, TN 37214	NASHVILLE, TN 37214	96-15-95.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT NUMBER 211 ON THE PLAN OF HICKORY BEND, SECTION 4, OF RECORD IN PLAT BOOK 4175, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ANY SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIOR & KIRSCH, LLP TO HSBC MORTGAGE SERVICES INC. BY DEED RECORDED 03/05/2010 IN INSTRUMENT 20100305-0017080 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 96-15-95.00

PROPERTY COMMONLY KNOWN AS: 3204 IRONWOOD DRIVE, NASHVILLE, TN 37214