Prepared by:

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

Davidson County	DEEDWARR
Recvd: 04/04/11 13:49	4 pgs
Fees:23.00 Taxes:264.55	
20110404-0025751	

Returned to:

CAPITAL HOMES, LP
320 ALBERTA STREET, SUITE B
NASHVILLE, TN 37210

T010-049275

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28 day of March, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and CAPITAL HOMES, LP, 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 20101007-0080430, 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 3/28/11, before me K L Chavez, 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

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 $71,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201107911

_____
Affiant Minako Speelman

Subscribed and sworn to before me this 28th day of March, 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinker, 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:
CAPITAL HOMES, LP	CAPITAL HOMES, LP	100 SUNSHINE COURT ANTIOCH, TN 37013
320 ALBERTA STREET, SUITE B	320 ALBERTA STREET, SUITE B	MAP PARCEL NO.:
NASHVILLE, TN 37210	NASHVILLE, TN 37210	17605005800

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 20 ON THE FINAL PLAN OF HICKORY WOODS SUBDIVISION, SECTION B, AS OF RECORD IN BOOK 6900, PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENT, RESTRICTIONS AND BUILDING SETBACK LINES OF RECORD.

PARCEL ID NO.: 17605005800

PROPERTY COMMONLY KNOWN AS: 100 SUNSHINE COURT, ANTIOCH, TN 37013

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