RETURN TO: GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Prepared by:

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

Returned to:

REBECCA HUNTEMAN
2201 MECCA DRIVE
NASHVILLE, TN 37214

BILL GARRETT, Davidson County
Trans:T20110023851 DEEDWARRSP
Recvd: 04/25/11 10:13 3 pgs
Fees:18.00 Taxes:296.00
20110425-0031204

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 17 day of February, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and REBECCA HUNTEMANN, A SINGLE WOMAN, 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 20101029*0886734 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.

RETURN TO:	SEND TAX BILLS TO	PROPERTY ADDRESS
REBECCA HUNTEMANN 2201 MECCA DRIVE NASHVILLE, TN 37214	SUNTRUST MORTGAGE SERVICES 401 COMMERCE STREET, SUTE 6100 NASHVILLE, TN 37219	2201 MECCA DRIVE NASHVILLE, TN 37217

MAP/PARCEL NO. 084100040.00

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 2/17/11, 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 $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201104584

Affiant

Subscribed and sworn to before me this 4th day of March, 2011.

Notary Public
Commission Expires

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

RETURN TO:
New Owner
REBECCA HUNTEMANN
2201 MECCA DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
~~REBECCA HUNTEMANN~~
~~2201 MECCA DRIVE~~
~~NASHVILLE, TN 37214~~
SUNTRUST MORTGAGE SERVICES
401 Commerce Street, Suite 6100
Nashville, TN 37219

PROPERTY ADDRESS:
2201 MECCA DRIVE
NASHVILLE, TN 37214

MAP PARCEL NO.:
084100040.00

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 314 as shown on the Plan of Subdivision of C.R. Quarles Lands, Maplecrest of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to HSBC Mortgage Services, Inc., by Special Warranty Deed in Lieu of Foreclosure from Laura Wilkins and Robbie Wilkins, husband and wife of record as Instrument No. 20101029-0086734, in the Register's Office for Davidson County, Tennessee, dated October,15 , 2010.Being the same property conveyed to Laura Wilkins and Robbie Wilkins by Warranty Deed from Michael Spencer and John David Foster of record as Instrument No. 20040604-0065896, in the Register's Office for Davidson County, Tennessee, dated May 24, 2004.

Tax Parcel Identification Number: 40