BILL GARRETT, Davidson County
Trans:T20110030742 DEEDWARRSP
Recvd: 05/24/11 09:09 3 pgs
Fees:18.00 Taxes:412.55
20110524-0039546

S&K #: 11-015142

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Mortgage Services, Inc. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Kristina M. Deal hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 97, Section Five, Cumberland Station at Wilson Camp, as shown on Plat of record in Instrument Number 20060118-0006553, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20061204-0149039 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20110110-0002638, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC Mortgage Services, Inc.

BY: _____

Title: Assistant Vice President

Maria I. Ortega
Asst. Vice President

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of HSBC Mortgage Services, Inc., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this _____day of _____, 2011.

_____
Notary Public

My commission expires:_____

STATE OF TN
COUNTY OF Williamson

I 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 $111,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Paige B. Hickernell
Affiant

Subscribed and sworn to before me this the 20th day of May, 2011.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

_____
Notary Public

My commission expires: 3-30-15

Property Address: 1009 Pawnee Trail, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kristina M. Deal
1009 Pawnee trail
Madison, TN 37115

S & K File # 11-015142

Map & Parcel - 053090B18200 CO

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

ACKNOWLEDGMENT

State of California
County of LOS ANGELES)

On 5/2/11 before me, KERRY L CHAVEZ
(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.

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

Signature _____ **(Seal)**