BILL GARRETT, Davidson County
Trans:T20110033057 DEEDWARRSP
Recvd: 06/03/11 08:47 3 pgs
Fees:18.00 Taxes:73.63
20110603-0042412

Prepared by:

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

Returned to:

JOHN H. ELDRIDGE, III
2010 BLOSSOM VALLEY COURT
MOUNT JULIET, TN 37122

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9 day of May, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and JOHN H. ELDRIDGE, III, A SINGLE MAN, 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 20100924-0075996, 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 5-9-2011, 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 $19,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201111566

Affiant

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 27 day of May, 2011

Notary Public
Commission Expires 10-16-11

RETURN TO: New owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JOHN H. ELDRIDGE, III	JOHN H. ELDRIDGE, III	2219 MORENA STREET NASHVILLE, TN 37208
2010 BLOSSOM VALLEY COURT	2010 BLOSSOM VALLEY COURT	MAP PARCEL NO.:
MOUNT JULIET TN 37122	MOUNT JULIET, TN 37122	092030407

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5-B, ZONE LOT DIVISION, PART OF LOT NO. 5, E. HARDING LYTLE SUBDIVISION, AS OF RECORD IN BOOK 6200, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 09/24/2010 IN INSTRUMENT 20100924-0075996 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 092030407

PROPERTY COMMONLY KNOWN AS: 2219 MORENA STREET, NASHVILLE, TN 37208