Prepared by:

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

Davidson County DEEDWARRSP
Recvd: 06/22/11 13:52 4 pgs
Fees:23.00 Taxes:310.43
20110622-0047940

Returned to:

GORDON L. ROBISON AND RHONDA J. SELLER
1135 FERNBANK AVENUE
MADISON, TN 37115

SPECIAL WARRANTY DEED

TO 10-05746

THIS INDENTURE, made and entered into as of the 13 day of June, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and GORDON L. ROBISON, AN UNMARRIED MAN, A ONE-HALF INTEREST IN THIS PROPERTY AND RHONDA J. SELLERS, A MARRIED WOMAN, A ONE-HALF INTEREST IN THIS PROPERTY, 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 20101117-0092064, 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: _____

Kerry L. Chavez
Asst. Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 6/3/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry L. Chavez,
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 $83,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114521

Anelle Rose
Affiant Anelle Rose as agent

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

Subscribed and sworn to before me this 21st day of June, 2011.

_____
Notary Public
Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
GORDON L. ROBISON	Property Owner GORDON L. ROBISON	1135 FERNBANK AVENUE MADISON, TN 37115
1135 FERNBANK AVENUE	1135 FERNBANK AVENUE	MAP PARCEL NO.:
MADISON, TN 37115	MADISON, TN 37115	052-090-132-00

EXHIBIT A

LEGAL DESCRIPTION

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

TRACT/LOT 1 AND TRACT/LOT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1 AND 2 ON THE PLAN OF RESUBDIVISION LOT NO. 34 MONTAGUE SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 251, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 35 ON THE MAP OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF FERN BANK DRIVE, NOW KNOWN AS FERNBANK AVENUE, AT THE NORTHWEST CORNER OF LOT NO. 36 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 35 AND 36, SOUTHEASTWARDLY 405 FEET TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH LOW WATER MARK OF SAID RIVER, NORTHEASTWARDLY 95 FEET TO THE SOUTHEAST CORNER OF THAT PART OF LOT NO. 35 CONVEYED TO MRS. AMELIA M. LITTERER BY DEED FROM MARVIN W. WILES, OF RECORD IN BOOK 2447, PAGE 599, SAID REGISTER'S OFFICE; THENCE WITH SAID LITTERER'S LINE, WESTWARDLY 125 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTHERLY MARGIN OF SAID LOT NO. 35, 205 FEET WEST OF THE POINT OF BEGINNING; THENCE WESTERLY, WITH THE SOUTHERLY MARGIN OF LOT NO. 34, 225 FEET TO THE CENTER OF SAID DRIVE; THENCE WITH SAME, SOUTHWESTWARDLY 100 FEET TO THE BEGINNING.

SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 11/17/2010, AT INSTRUMENT NO. 20101117-0092064 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 052-090-132-00

PROPERTY COMMONLY KNOWN AS: 1135 FERNBANK AVENUE, MADISON, TN 37115

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