Prepared by:

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

BILL GARRETT, Davidson County
Trans:T20110040287 DEEDWARRSP
Recvd: 07/06/11 07:39 4 pgs
Fees:23.00 Taxes:325.60
20110706-0051441

Returned to:

DANNY C. DUKE, JR. AND DANNY C. DUKE, SR.
1839 WILLOW SPRINGS
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 17th day of June, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and DANNY C. DUKE, JR., AN UNMARRIED MAN AND DANNY C. DUKE, SR., A MARRIED 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 20101103-0088290, 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 _____, before me_____, a Notary Public,
(insert name and title of the officer)

personally appeared _____,
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

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 $88,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Our File No. ANA201105968

_____
Affiant

DANNY L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 17th day of June, 2011.

_____
Notary Public
Commission Expires 5/17/2014

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
New owner:		
DANNY C. DUKE, JR.	DANNY C. DUKE, JR.	1839 WILLOW SPRINGS NASHVILLE, TN 37216
1839 WILLOW SPRINGS	1839 WILLOW SPRINGS	MAP PARCEL NO.:
NASHVILLE, TN 37216	NASHVILLE, TN 37216	07309018600

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 27, 2011 before me, R. Garcia, 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.

R. GARCIA
Commission # 1851261
Notary Public - California
Los Angeles County
My Comm. Expires Jun 24, 2013

WITNESS my hand and official seal.

Signature _____ **(Seal)**

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE:

BEING LOT NO. 373 ON THE PLAN OF BURCHWOOD GARDENS, SECTION 3, OF RECORD IN PLAT BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL AS SUBSTITUTE TRUSTEE, TO HSBC MORTGAGE SERVICES, INC., BY DEED RECORDED 11/03/2010 IN INSTRUMENT 20101103-0088290, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 07309018600

PROPERTY COMMONLY KNOWN AS: 1839 WILLOW SPRINGS, NASHVILLE, TN 37216