Prepared by:

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

Returned to:

SANDRA CHAMBERLAIN
6002 LANDMARK PLACE
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20110046069 DEEDWARRSP
Recvd: 07/29/11 10:25 3 pgs
Fees:18.00 Taxes:197.95



20110729-0058189

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 20 day of JUNE, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and SANDRA CHAMBERLAIN, 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 20100526-0040550, 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.

Yanet Ramirez
Asst. Secretary

HSBC MORTGAGE SERVICES, INC.

BY: Maria Ahumada V.P
Maria Ahumada

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On June 20, 2011, before me K L Chavez, a Notary Public,
(insert name and title of the officer)
personally appeared Maria Ahumada,
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 $53,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114758

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 15th day of July, 2011.

Notary Public
Commission Expires 01/07/2013

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SANDRA CHAMBERLAIN	SANDRA CHAMBERLAIN	2400 DALEBROOK COURT NASHVILLE, TN 37206
6002 LANDMARK PLACE	6002 LANDMARK PLACE	MAP PARCEL NO.:
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	83-07-229-00

EXHIBIT A

LEGAL DESCRIPTION

THE CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

LOT NO. 233 ON THE PLAN OF SECTION VI, EASTLAND ACRES, OF RECORD IN BOOK 2330, PAGE 129, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 05/26/2010 IN INSTRUMENT 20100526- 0040550 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 83-07-229-00

PROPERTY COMMONLY KNOWN AS: 2400 DALEBROOK COURT, NASHVILLE, TN 37206