Prepared by:

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

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| Davidson County | DEEDWARRSP |
| Recvd: 08/03/11 08:09 | 4 pgs |
| Fees:23.00 Taxes:312.65 | |
| 20110803-0059452 | |

Returned to:

ARLEN JESSE FLOYD
276 RICHBRIAR ROAD
NASHVILLE, TN 37211

T011-009475

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 26 day of July, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and ARLEN JESSE FLOYD, 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 _____, 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: Jane Gubba-Reiner

Jane Gubba-Reiner
Asst. Secretary VP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 07-26-2011, before me Lucero Haros, a Notary Public,
(insert name and title of the officer)
personally appeared Jane Gubba-Reiner,
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

LUCERO HAROS
Commission # 1909304
Notary Public - California
Los Angeles County
My Comm. Expires Oct 19, 2014

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 $84,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201105822

Affiant Karen Scott as agent

Subscribed and sworn to before me this 2 day of August, 2011.

Notary Public
Commission Expires _____

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

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| ARLEN JESSE FLOYD | Property Owner<br>ARLEN JESSE FLOYD | 276 RICHBRIAR ROAD<br>NASHVILLE, TN 37211 |
| 276 RICHBRIAR ROAD | 276 RICHBRIAR ROAD | MAP PARCEL NO.: |
| NASHVILLE, TN 37211 | NASHVILLE, TN 37211 | 147040135.00 |

**EXHIBIT A**

**LEGAL DESCRIPTION**

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS M ORE FULLY DESCRIBED IN BOOK 631, PAGE 662, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 287 ON THE PLAN OF HILLBROOK, SECTION 5, OF RECORD IN BOOK 3700, PAGE 73, REGISTER'S OFFICE FOR A DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM H. PATTON, SURVIVING SPOUSE OF HELEN E. PATTON TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 02/23/2011 IN INSTRUMENT 20110223-0014655 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 147040135.00

PROPERTY COMMONLY KNOWN AS: 276 RICHBRIAR ROAD, NASHVILLE, TN 37211

# 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