Prepared by:

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

BILL GARRETT, Davidson County
Trans:T20110048715 DEEDWARR
Recvd: 08/09/11 11:45 3 pgs
Fees:18.00 Taxes:488.40
20110809-0061341

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1107002490

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22 day of July 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and PIERRE BAYOU PROPERTIES, LLC, 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 201104130028470, 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 Ahumada V.P

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 22, 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 $132,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114888

Elizabeth O'Beaver
Affiant

Subscribed and sworn to before me this 27th day of July, 2011.

Gail C. Victory
Notary Public
Commission Expires _____

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
	New Owner	
PIERRE BAYOU PROPERTIES, LLC	PIERRE BAYOU PROPERTIES, LLC	1009 RIVER RIDGE NASHVILLE, TN 37221
1005 NORFLEET DRIVE	1005 NORFLEET DRIVE	MAP PARCEL NO.:
NASHVILLE, TN 37220	NASHVILLE, TN 37220	141150C06600

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY IN THE STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 229 ON THE PLAN OF ROLLING RIVER ESTATES, PHASE "X" AS OF RECORD IN PLAN BOOK 6200, PAGE 53 REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM STEVEN L. UNDERWOOD (MARITAL STATUS NOT STATED) AND KIMBERLY K. UNDERWOOD (MARITAL STATUS NOT STATED) TO HSBC MORTGAGE SERVICES INC. BY DEED RECORDED 4/13/11, IN INSTRUMENT 20110413002847O IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 141150C06600

PROPERTY COMMONLY KNOWN AS: 1009 RIVER RIDGE, NASHVILLE, TN 37221