BILL GARRETT, Davidson County
Trans: T20110049053 DEEDWARRSP
Recvd: 08/10/11 13:47 3 pgs
Fees: 18.00 Taxes: 173.90



20110810-0061767

Prepared by:

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

Returned to:

MOHAMMED OSMAN
620 ROCKSPRAY CIRCLE
PITTSBURG, CA 94565

TOH-011651 2134

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21 day of July, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and MOHAMMED OSMAN, 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 20110107-0002243, 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 21, 2011, before me KL 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 $47,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201117424

Affiant Karen Scott

Karen Scott as agent

Subscribed and sworn to before me this 1 day of August, 2011.

Notary Public
Commission Expires _____

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

RETURN TO: new owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
MOHAMMED OSMAN	MOHAMMED OSMAN	1313 ROCK CREEK TRACE WHITES CREEK, TN 37189
620 ROCKSPRAY CIRCLE	620 ROCKSPRAY CIRCLE	MAP PARCEL NO.:
PITTSBURG, CA 94565	PITTSBURG, CA 94565	049160A06600

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LOT NO. 22 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE 2 OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM J. GUPTON, III TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 01/07/2011 IN INSTRUMENT 20110107-0002243 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 049160A06600

PROPERTY COMMONLY KNOWN AS: 1313 ROCK CREEK TRACE, WHITES CREEK, TN 37189