Prepared by:

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

Returned to:

WILLIE J. THOMAS
213 ENGEL AVENUE
GOODLETTSVILLE, TN 37072

TN-025180

BILL GARRETT, Davidson County
Trans:T20110053889 DEEDWARRSP
Recvd: 08/31/11 13:02 3 pgs
Fees:18.00 Taxes:227.55

20110831-0067597

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of Aug 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and WILLIE J. THOMAS, A MARRIED PERSON, 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 20110615004574l, 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
Asst. Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 08-18-2011, before me Maria D. Ahumada, a Notary Public,
(insert name and title of the officer)
personally appeared Jane Gubba Reiner authorized,
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

MARIA D. AHUMADA
Commission # 1924809
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2015

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 $61,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201118360

_____
Affiant Anelle Rose as agent

Subscribed and sworn to before me this 24th day of August, 2011.

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

_____
Notary Public
Commission Expires _____

RETURN TO: (New Owner)	SEND TAX BILLS TO:	PROPERTY ADDRESS:
WILLIE J. THOMAS	WILLIE J. THOMAS	620 FOREST PARK COURT MADISON, TN 37115
213 ENGEL AVENUE	213 ENGEL AVENUE	MAP PARCEL NO.:
GOODLETTSVILLE, TN 37072	GOODLETTSVILLE, TN 37072	043130429.00

EXHIBIT A

LEGAL DESCRIPTION

THE REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS NUMBER 9 OF THE RE-SUBDIVISION OF LOTS 37 AND 38 AND PART OF LOTS 39, 40 AND 41, BLOCK "I" ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, SECTION 2 AS OF RECORD IN PLAT BOOK 8250, PAGE 869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED FROM KEVIN J. BAILEY (MARITAL STATUS NOT STATED) AND DE' YUNA L. BAILEY (MARITAL STATUS NOT STATED) TO HSBC MORTGAGE SERVICES INC. BY DEED RECORDED 6/15/11, IN INSTRUMENT 201106150045741 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL NUMBER: 043130429.00

PROPERTY COMMONLY KNOWN AS: 620 FOREST PARK COURT, MADISON, TN 37115