Prepared by:

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

Returned to:

Secured Lending Services
Attn: Christine Amos
290 Bilmar Drive
Pittsburgh, PA 15205
D11-503038

BILL GARRETT, Davidson County
Trans:T20110068653 DEEDWARR
Recvd: 11/02/11 09:20 5 pgs
Fees:28.00 Taxes:364.85
20111102-0085171

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into as of the 12 day of Sept, 2011, by and between

NANCY M. SWAFFORD, A SINGLE WOMAN AND ANNA WOODALL F/K/A ANNA SWAFFORD, A MARRIED WOMAN WHO TOOK TITLE AS UNMARRIED AND JOINED IN EXECUTION BY HER HUSBAND, WALLACE DAVID WOODALL

Hereinafter referred to as Grantor, and

HSBC BANK USA, 636 GRAND REGENCY BLVD BRANDON, FL 33510

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) 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 bargain, sell, 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"

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR(S) HAVING SOLD THE ABOVE-DESCRIBED REAL PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE DEED OF TRUST/MORTGAGE HERETOFORE EXECUTED BY GRANTOR(S). GRANTOR(S) DECLARE(S) THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OTHER THAN THIS DEED BETWEEN GRANTOR(S) AND GRANTEE WITH RESPECT TO THE ABOVE-DESCRIBED REAL PROPERTY.

CONDITION AGAINST MERGER: acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to HSBC BANK USA, nor shall acceptance result in a merger of the mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor to the Grantee shall be cancelled only by a separate written instrument executed and recorded in the accordance with the law.

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.

Witness Signature

Print Name

Witness Signature

Print Name

NANCY M. SWAFFORD

ANNA WOODALL F/K/A
ANNA SWAFFORD

WALLACE DAVID WOODALL

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, NANCY M. SWAFFORD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

Notary Public
Commission expires: _____

STATE OF ALABAMA }
COUNTY OF Autauga }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ANNA WOODALL, F/K/A ANNA SWAFFORD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 12 day of September, 2011.

Notary Public
Commission expires: 11/30/2011

TIMOTHY B. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA }
COUNTY OF Autauga }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, WALLACE DAVID WOODALL, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 12 day of September, 2011.

Notary Public
Commission expires: 11/30/2011

TIMOTHY B. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

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.

Witness Signature

Print Name

Witness Signature

Print Name

NANCY M. SWAFFORD

ANNA WOODALL F/K/A
ANNA SWAFFORD

WALLACE DAVID WOODALL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, NANCY M. SWAFFORD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13th day of September, 2011.

Notary Public
Commission expires: 4/10/2012

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ANNA WOODALL, F/K/A ANNA SWAFFORD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

Notary Public
Commission expires: _____

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, WALLACE DAVID WOODALL, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

Notary Public
Commission expires: _____

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 $98,609.43, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA20111697!

Lynnetta Compston

Affiant Lynnetta Compston

Subscribed and sworn to before me this 16 day of September, 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Matthew W. Jones, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries

Notary Public

Commission Expires 9/9/13

RETURN TO:

SECURED LENDING SERVICES
Attention: Christine Amos
290 BILMAR DRIVE
PITTSBURGH, PA 15205

SEND TAX BILLS TO:

HSBC BANK USA
636 GRAND REGENCY BLVD
BRANDON, FL 33510

PROPERTY ADDRESS:

215 FRIENSHIP DRIVE
GOODLETTSVILLE, TN 37072

MAP PARCEL NO.:
03312008600

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF GATEWAY, SECTION 1, AS OF RECORD IN BOOK 3300, PAGES 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 FRONTS 76 FEET ON THE NORTHWESTERLY SIDE OF FRIENDSHIP DRIVE, AND RUNS BACK 162.5 FEET ON THE NORTHEASTERLY LINE AND 140.6 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 104.9 FEET.

BEING THE SAME PROPERTY CONVEYED FROM CONNY RAY PARKER AND SHARON F. PARKER TO ANNA J. SWAFFORD AND NANCY M. SWAFFORD BY DEED RECORDED 9/26/01 IN INSTRUMENT NO. 20010926-0104181 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 03312008600

PROPERTY COMMONLY KNOWN AS: 215 FRIENSHIP DRIVE, GOODLETTSVILLE, TN 37072