After Recording Return to:
SECURED LENDING SERVICES
290 BILMAR DRIVE
PITTSBURGH, PA 15205
File No.

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDWARR
Recvd: 02/27/12 10:14 5 pgs
Fees:28.00 Taxes:787.76
20120227-0016545

Tax ID No.:
172 12 OB 353.00
011-503981

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into on this 17th day of Feb, 2012, by and between ADNAN ATRUSHI AND JAYNE ATRUSHI, HUSBAND AND WIFE, of 5360 EDMONDSON PIKE, APT. 604, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and HSBC MORTGAGE SERVICES, INC., of 636 GRAND REGENCY BOULEVARD, BRANDON, FL 33510, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TWO HUNDRED TWELVE THOUSAND NINE HUNDRED SIX AND 84/100 ($212,906.84) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20031010-0150615, Recorded: 10/10/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 172 12 OB 353.00

CONDITION AGAINST MERGER: acceptance of this deed by the grantee shall not cancel the existing mortgage from the Grantor to HSBC MORTGAGE SERVICES, INC., 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

ADNAN ATRUSHI

JAYNE ATRUSHI

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, ADNAN ATRUSHI, 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 17 day of Feb, 2012.

NINGHUA LIANG
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Notary Public
Commission expires: 12/21/2014

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, JAYNE ATRUSHI, 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 17th day of Feb, 2012.

NINGHUA LIANG
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Notary Public
Commission expires: 12/21/2014

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 $212,906.84, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Nicole Rini

Affiant Nicole Rini

Subscribed and sworn to before me this 22 day of February, 2012.

Notary Public

Commission Expires 9/9/13

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

Name and address for person(s) responsible for taxes:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

Name and address of property owner:

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

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 210 ON THE PLAN OF BRADFORD HILLS, SECTION FOURTEEN, OF RECORD IN PLAT BOOK 7900, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX MAP OR PARCEL ID NO.: 172 12 OB 353.00

PROPERTY COMMONLY KNOWN AS: 3013 CODY HILL ROAD, NASHVILLE, TN 37211

True Copy Certification

I, Matthew W. Jones, 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.

Signature Matthew W. Jones

State of Pa
County of Allegheny

Personally appeared before me, Jack M. Pinsker, a notary public for this county and state, Matthew W. Jones 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: _____
Notary' Seal (if on paper)

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