After Recording Return to:
SECURED LENDING SERVICES
290 BILMAR DRIVE
PITTSBURGH, PA 15205

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
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Davidson County	DEEDWARR
Recvd: 05/11/12 11:09	5 pgs
Fees:28.00 Taxes:640.05	
20120511-0041011	

Tax ID No.: 13413003200
D12-S00910

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into on this 25 day of April, 2012, by and between PAUL D. HINES AND CAROLYN A. HINES, HUSBAND AND WIFE, of 392 BROOKSBORO TERRACE, NASHVILLE, TN 37217 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 ONE HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED EIGHTY-SIX AND 48/100 ($172,986.48) 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: BOOK 9076, PAGE 353, Recorded: 09/10/1993

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. 13413003200

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.

Paul D. Hines
PAUL D. HINES

Carolyn A. Hines
CAROLYN A. HINES

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PAUL D. HINES, 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 25 day of April, 2012.

Notary Public
Commission expires: 3/2014

LISA M. HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CAROYN A. HINES, 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 25 day of April, 2012.

Notary Public
Commission expires: 3/2014

LISA M. HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $172,986.48, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant BRIAN M. KESTER - AGENT

Subscribed and sworn to before me this 11 day of MAY, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JEFFERY DRIVE AT THE CORNER OF LOTS NOS. 97 AND 98; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 130.6 FEET; THENCE NORTHERLY 90 FEET TO THE SOUTHERLY MARGIN OF PENFIELD DRIVE; THENCE WITH THE SAME EASTERLY 103.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 20 FEET SOUTHEASTERLY 31.4 FEET TO THE WESTERLY MARGIN OF JEFFERY DRIVE; THENCE WITH SAME, SOUTHERLY 47.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM SIDNEY C. THOMAS AND R. LEE B. THOMAS, HUSBAND AND WIFE TO PAUL D. HINES AND CAROLYN A. HINES, HUSBAND AND WIFE, BY DEED RECORDED SEPTEMBER 20, 1993 IN BOOK 9076 PAGE 353 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT MAP FILED IN BOOK 3300, PAGES 34, 35 AND 36 AND BOOK 3316, PAGE 339.

TAX MAP OR PARCEL ID NO.: 13413003200

PROPERTY COMMONLY KNOWN AS: 4809 JEFFREY DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Brian M. Kester, 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.

B M. K

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Matthew W. Jones, a notary public for this county and state, Brian M. Kester, 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: 9/9/13

Notary' Seal (if on paper)

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