When recorded, please return to:
Secured Lending Services
209 Bilmar Drive
Pittsburgh, Pennsylvania 15205

State of Tennessee
County of Davidson

This instrument was prepared by:
Laurie J. Hadwyn-Janes, (423)618-6140
P.O. Box 21060
Chattanooga, TN 37424

Davidson County DEEDWARR
Recvd: 01/11/13 15:34 5 pgs
Fees:28.00 Taxes:750.00
20130111-0003952

Parcel/Tax ID No.: 150140B01300CO

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into on this 20th day of December, 2012, by and between Jack M. Thomas, Jr., and Cynthia Thomas, husband and wife, their heirs and assigns, of 2716 Lakeland Drive, Nashville, Tennessee 37214, hereinafter referred to as "GRANTOR(S)", and HSBC Mortgage Services, Inc., of 636 Grand Regency Boulevard, Brandon, Florida 33510, hereinafter referred to as "GRANTEE(S)",

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, 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(s) following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"
Prior Deed Reference: Recorded November 14, 2006; Instrument 20061114-0141253

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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(s) and unto Grantee's heirs, administrators, successors or assigns, forever.

THIS DEED is being executed and filed for record to convey any and all residual ownership interest in the subject property which is being conveyed in lieu of foreclosure of the subject mortgage dated November 8, 2006, and recorded on November 14, 2006, as Instrument Number 20061114-0141254, with the Register's Office of Davidson County, State of Tennessee, which includes and is not limited to any homestead rights therein to the subject property; and/or any right of redemption of the aforementioned mortgage listed herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. And the Grantor(s) hereby covenants with said Grantee(s) that Grantor(s) are lawfully seized of said land in fee simple, that Grantor(s) have good right and lawful authority to sell and convey said land, that Grantor(s) hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor(s)

Jack M. Thomas, Jr. , (Grantor)

Cynthia Thomas, (Grantor)

STATE OF TN

COUNTY OF Williamson

On this December 20, 2012, before me, a Notary Public, personally appeared **Jack M. Thomas, Jr. ,** personally known to me (or proved to me on the basis of satisfactory evidence), to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC Elizabeth W. Ball

(Notary Seal)

My Commission Expires: 7/8/14

Williamson County

STATE OF TN

COUNTY OF Williamson

On this December 20, 2012, before me, a Notary Public, personally appeared **Cynthia Thomas,** personally known to me (or proved to me on the basis of satisfactory evidence), to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC Elizabeth W. Ball

(Notary Seal)

My Commission Expires: 7/8/14

Williamson 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 $202,701.89 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

B M. Kester

Affiant(s) BRIAN M. KESTER - AGENT

Subscribed and sworn ~~to~~ before me this 9th day of JANUARY, 2013 ~~2012~~.

Notary Public

Commission Expires 9-9-2013

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, Florida 33510

Name and address of property owner:

HSBC Mortgage Services, Inc.
636 Grand Regency Boulevard
Brandon, Florida 33510

EXHIBIT A
LEGAL DESCRIPTION:

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

BEING Lot No. 13, Hamilton Church Subdivision, as shown by plat of record in Plat Instrument No. 200508310104380, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property previously conveyed from HOMES BY DESIGN, LLC, unto JACK M. THOMAS, JR. and CYNTHIA THOMAS, husband and wife, by deed dated November 8, 2006, and recorded November 14, 2006, as Instrument Number 20061114-0141253, in the Register's Office of Davidson County, Tennessee.

Subject to notice of hold on building permits for Hamilton Church Subdivision Phase I Recorded 2/18/10 Instrument Number 20100218-0012611.

Prior Deed Reference: Recorded November 14, 2006; Instrument 20061114-0141253

Tax Map/ Parcel ID NO.: 150140B01300CO

Property Commonly Known as: 4529 Hamilton Lane; Antioch, TN 37013-5486

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