PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 04/13/06 13:59 3 pgs
Fees:18.00 Taxes:662.39
20060413-0042694

Name: George V. Ginn, and Vickie Ginn
S&K#: 05-3386

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 18, 2004, recorded in Instrument number 20041025-0127736 in the Register's Office of Davidson County, Tennessee, George V. Ginn and wife, Vickie Ginn
, conveyed to Mark A. Ellmore, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20060315-0029679, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on March 28, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $179,025.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot No. 1 of Block B on the Map of Hayesboro Development Company's Hayesboro Subdivision of record in Book 1130, Page 47, Register's Office for said County,described as follows:

Beginning at a point in the west margin of Tanglewood Drive at the corner of Lots No. 1 and 2; thence with the line between said lots westerly 184.7 feet to a point;

thence northerly 42 feet to the south margin of Ruskin Avenue; thence with the margin of the same North 46 deg. East 81 feet to a concrete monument at a turn in said Avenue: and continuing with the margin of said Avenue North 80 deg. 15' East 91.8 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 45.4 feet to a point in the margin of Tanglewood Drive, and continuing with the margin of the same, easterly 3.8 feet to a point and continuing with the margin of Tanglewood Drive, southerly 68.1 feet to the beginning.

Also conveyed is a parcel of land described as follows:

Beginning at a point in the southerly right of way of Briley Parkway at the Northwesterly corner of Parcel 29 on the Metropolitan property Map 61-4: thence S 32 degrees 46 minutes 20 seconds W, 60.50 feet to a point; thence N 27 degrees 14" 02" W, 127.11 feet to a point in the southerly right of way of Briley Parkway; thence with the same N 77 degrees 36 minutes 00 seconds E 50 feet to the point of beginning.

Both being further described as Lot No. 1 on the Final Plat, Re-Sub Lot 1 , Block "B" and part of a closed street, Madison Hayesboro Subdivision which appears of record as Instrument No.20000112-0004273, Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more particular description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20041025-0127736 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20041025-0127736 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11507, Page 896, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 28th day of March, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $179,025.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

PROPERTY ADDRESS: 4817 Tanglewood Drive, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates
12650 Ingenuity Drive
Orlando, Florida 32826

S & K #:05-3386
Map & Parcel – 06104006600