SPECIAL WARRANTY DEED

MITZI DOLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,100.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY August OF 2006

Mitzi Dole
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Nguyen and Tien Nguyen	Tom Nguyen and Tien Nguyen	134-13-0 131.00
(NAME)	(NAME)	
233 Paragon Mills Road	282 Largo Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tom Nguyen and Tien Nguyen, as joint tenants with rights of survivorship

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 216 on the Plan of Kenilworth Estates, Section 4 of record in Plat Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates, by Trustee's Deed from Leslie Garrett, Co-Trustee, dated 03/22/2006, recorded 04/03/2006, of record in Instrument No. 20060403-0037470, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 233 Paragon Mills Road Nashville 37211
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tom Nguyen and Tien Nguyen, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 09/08/06 13:41 2 pgs
Fees:13.00 Taxes:425.87
20060908-0111531

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates., has executed this deed this 28th day of August, 2006

HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates by Countrywide Home Loans Inc., as Attorney in Fact

By LESLIE SLATER, ASSIT. SECRETARY

JIMMIE STANTON, ASSIT. SECRETARY

STATE OF TEXAS

COUNTY OF COLLIN

#20060908-0111530

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared LESLIE SLATER known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans Inc., the Attorney in Fact of said HSBC Bank USA, National Association on behalf of the Trust Fund and for the benefit of Acc Securities Corp. Home Equity Loan Trust, Series 2005-HE4 Asset Backed Pass Through Certificates., the within named bargainor, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number X of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 28th day of August, 2006

CHAN MANY Notary Public

My Commission expires: 02/24/10

CHAN MANY
My Commission Expires
February 24, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1185