Davidson County DEEDWARR
Recvd: 11/28/07 12:42 3 pgs
Fees:18.00 Taxes:369.63
20071128-0138097

Prepared by, and
After recording, please return to:
Service Link / Heather Saibera
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. _____)

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of May, **2007** by and between the HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2, **by and through Litton Loan Servicing LP as Attorney-in-fact**, party of the first part, and **Candyce Kelley**, _____ _____, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) 99,900.00, cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 1, Grover Street Subdivision, as shown on plat of record in Instrument No. 20020430-0052830, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from ~~Henpeck Partners, LLC~~ to ~~Nicholas~~ ~~Watkins~~, married, as described in Deed Inst. ~~20041103-0132192~~ ~~Dated 9/30/2004~~, Recorded ~~11/3/2004~~ in DAVIDSON County Records. Nicholas Watkins & Quanette Watkins to Aaron Squyres, Trustee 20070424-0048310 Dated 4/20/2007 4/24/2007

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20070424-0048310 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

OK
KGL

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2
By: Litton Loan Servicing LP as Attorney-in-fact

By: X _____
Printed Name: Robert Norrell
Title: Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared ROBERT NORRELL, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2.

WITNESS my hand, at office, this 11 day of MAY, **2007**.

_____
Notary Public
Kari Cole

Commission Expiration: 7-23-2007

KARI G. COLE
Notary Public, State of Texas
My Commission Expires
07-23-2007

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Grantee:
2400 Grover Street
Nashville, TN 37207

Property Address:
2400 Grover Street
Nashville, Tennessee 37207

Send Taxes to:
Candyce Kelley
2400 Grover Street
Nashville, TN 37207

Tax Parcel ID Number: 070 04 0 200.00

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson)

I, Heather Saibena,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $99,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Heather Saibena--Affiant

Affiant, Heather Saibena, subscribed and sworn before me this 11th day of September, 2007.

Notary Public

My commission expires: 5/4/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries