Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215
Please return to:

6

S&K #: 07-51107

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Bank USA, NA as trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates Series 2006-AR1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and William A. Mundy hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

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

Lot Number 48 on the Plan of Deer Meadows, Phase 2, as shown on plat of record in Book 6250, Page 280, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed recorded in Instrument# 20051213-0149540 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070320-0033725 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC Bank USA, NA as trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates Series 2006-AR1

Title: Jennifer Presley, Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

Davidson County DEEDWARR
Recvd: 03/03/08 11:58 2 pgs
Fees:13.00 Taxes:203.50
20080303-0020799

STATE OF Maryland
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Mundy of Wells Fargo Bank, N.A. as Attorney-in-Fact for HSBC Bank USA, NA as trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates Series 2006-AR1 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 8 day of February, 2008.

NOTARY PUBLIC

LORA L. FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 1, 2010

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I 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 $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28TH day of FEB., 2008.

Notary Public

My commission expires: 5/23/09

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires: 5-23, 2009

Property Address: 808 Flint Ridge Drive, White Creek, TN 37189

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William A. Mundy
111 FIELDCREST CIR.
HENDERSONVILLE TN
37075

Map & Parcel 049-15-0-056.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119