(1)

#374.90

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-158
1292002107

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of March, 2008, by HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1,Grantor by its duly authorized attorney in fact Wells Fargo Bank N.A., Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Brian K.Waggoner, Grantee, the following land in Davidson County, Tennessee:

Lot No 134 on the plan of Arrowhead Estates Section II, as of record in book 5050, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to HSBC Bank USA, National Association as trustee for SG Mortgage Securities Trust 2006-FRE1 by Trustee's Deed recorded ion 8/23/07 as Instrument no. 20070823-0100684.

Commonly known as: 809 Fawn Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

Davidson County DEEDWARR
Recvd: 04/04/08 10:02 3 pgs
Fees:18.00 Taxes:358.90
20080404-0034191

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1,Grantor by its duly authorized attorney in fact Wells Fargo Bank N.A.

POA recorded instrument # 20070828-0130078

BY: _____

ITS: Ann Niles
VP Loan Documentation

Acknowledgment

State of California
)ss.
County of San Bernardino

On this day before me, a Notary Public, personally appeared Ann Niles **, to me personally well-known, who acknowledged that he/~~she~~ is the** VPLD **of** Wells Fargo Bank, N.A. **, a corporation, as attorney-in-fact for HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1, Grantor by its duly authorized attorney in fact Wells Fargo Bank N.A., a corporation, and that ~~he~~/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 26th **day of** MARCH , 2008 .

Rachel Camarena
Notary Public

My commission expires: 2/28/2012

_____
(Seal)

RACHEL CAMARENA
Commission # 1792285
Notary Public - California
San Bernardino County
My Comm. Expires Feb 28, 2012

State of California
)ss.
County of San Bernardino

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, $97,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Ann Niles
VP Loan Documentation

Subscribed and sworn to before me this 26th **day of** March, 2008.

Notary Public

My commission expires: 2/28/2012

(Seal)

RACHEL CAMARENA
Commission # 1792285
Notary Public - California
San Bernardino County
My Comm. Expires Feb 28, 2012

Property owner and party responsible for payment of taxes:
Brian Waggoner
809 Fawn Lane
Madison, TN, 37115

Map No. 04315026400

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211