SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2008

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

PATRICIA C. ROSS NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4912

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Shelton (NAME)	Same as (NAME)	163-11-0-E 044.00 CO
2940 Baby Ruth Lane Unit 17 (ADDRESS)	owner (ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/28/08 09:09 2 pgs
Fees:13.00 Taxes:339.66

20080428-0042728

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 as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sheila Shelton,

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:

Real estate in Davidson County, Tennessee, described as follows:

Being all of Unit #17, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Kanosha R. Smith and husband, Steve Smith by Warranty Deed from Signature Development, Inc., dated March 11, 2005 and recorded April 13, 2005, of record in Instrument No. 20050413-0041370, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to HSBC Bank USA, National Association as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1 by Substitute Trustees Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated October 18, 2007, recorded November 7, 2007, of record in Instrument Number 20071107-0131352, Register's Office for Davidson County, Tennessee.

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 2940 Baby Ruth Lane Unit 17 Antioch 37013
(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 Sheila Shelton, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1., 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.

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1., has executed this deed this 2nd day of January, 2008

HSBC Bank USA, National Association as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1 by Countrywide Home Loans Inc., as Attorney in Fact

By Maria E Castillo Assistant Secretary

Jerome Devadoss Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Maria E Castillo, 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 as Trustee for the Benefit of the Certificate Holders, Nomura Home Equity Loan, Inc., Asset-Backed Pass-Through Certificates, Series 2005-FM1., 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 20080428 0042727 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of January, 2008

Notary Public

My Commission expires: _____

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

RETURN TO:

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

RT4912