THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 05/27/08 14:12 2 pg
Fees:13.00 Taxes:74.00
20080527-0053834

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of April, 2008 by and between Deutsche Bank Trust Company Americas, as Trustee and Custodian for HSBC Bank USA, NA ACE 2006-NC1, hereinafter called Grantor, and Swartz & Brough, Inc., its heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The Northerly 43 feet of Lot Number 59 on the Plan of W.M. Butler's Subdivision, as of record in Plat Book 57, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20080110-0003068, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 25 day of April, 2008.

Deutsche Bank Trust Company Americas, as
Trustee and Custodian for HSBC Bank USA, NA
ACE 2006-NC1 by Saxon Mortgage Services Inc.
as its attorney-in-fact

By: _____
Ximena Wolf, Assistant Vice President

SAXON MORTGAGE SERVICES, INC. CORPORATE SEAL

STATE OF FL
COUNTY OF Broward

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ximena Wolf with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the asst Vice Pres, of , the within named bargainor, a Corporation, and that such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AVP.

Witness my hand and Official Seal at office this 25 day of April, 2008.

_____
Notary Public

HOLLY HOKENSTROM
Notary Public - State of Florida
My Commission Expires Dec 12, 2008
Commission # DD 351925
Bonded By National Notary Assn.

My Commission Expires:

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Property Address: 1924 16th Avenue North, Nashville, TN 37208
Parcel # 081-07-0-242.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Swartz & Brough, Inc.
1924 16th Avenue N.
Nashville, TN 37208

STATE OF TN
COUNTY OF Shelby
The actual consideration or true value,
whichever is greater, for this transfer is $ 20,000.00

Elizabeth A. Cast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2008.

Brenda L. Doyle
Notary Public
My Commission Expires: 9-17-08

BRENDA L DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

2708-072786-LC