Davidson County DEEDWARR
Recvd: 05/28/08 10:06 3 pgs
Fees:18.00 Taxes:865.80
20080528-0054172

$ 883.80 (3)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-734
0145960191

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of May, 2008, by HSBC Bank USA , National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, by its duly authorized attorney in fact Wells Fargo Bank, N.A, Grantor.

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

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in the Fourteenth Civil District of Davidson County, Tennessee, being parcel number 78 on Davidson County Property Tax Map 4 and containing 6.0 acres, more or less.
This land is described as follows:
BEGINNING at a point North 313 feet from the center of Coopertown Road, said point being the southwest corner of the land herein described and the northwest corner of a tract of land conveyed to John H. Cooper, et al of record in Book 4071, page 859, Register's Office for Davidson County, Tennessee, thence, North 200 feet to an iron stake, thence, South 89 deg. 40 min, East 1,102 feet the margin of Highway 431; thence with the margin of said Highway South 13 deg. 30 min East 50 feet, South 10 deg. East 166.5 feet to an iron stake; thence leaving said Highway North 88 deg. West 529.2; thence South 6 deg. West 68.5 feet to said Cooper's northeast corner; thence with the line of said Cooper North 81 deg. 30 min. West 615.5 feet to the beginning, containing 6.0 acres more or less.

Being the same property conveyed to Wells Fargo Bank, NA in Trustee's Deed filed as instrument number 20080221-0016804.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3 Quit Claim Deed filed as instrument number 20080528-0054170

Commonly known as: 8537 Whites Creek Pike, Joelton, TN 37080.

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 her 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.

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 Wells Fargo Home Equity Trust 2005-3, by its duly authorized attorney in fact Wells Fargo Bank, N.A

POA instrument# 200805280054171

BY: Tyler Smith

ITS: TYLER SMITH
Vice President Loan Documentation

Acknowledgment

State of IA
ss.
County of Polk

On this day before me, a Notary Public, personally appeared Tyler Smith, to me personally well-known, who acknowledged that he/she is the VP of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for HSBC Bank USA , National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, 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 15 day of May, 2008.

Notary Public

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

My commission expires:

(Seal)

State of Tennessee
)ss.
County of Williamson

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, $ 234,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st day of May, 2008.

Notary Public

My comm[redacted]EXPIRES: 10/31/2011

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Property owner and party responsible for payment of taxes:
Sandra Albright
8537 Whites Creek Pike
Joelton, TN, 37080

Map No. ~~0040000 7800~~ C 8004-00-0/078.00

Return to:

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