Davidson County DEEDWARR
Recvd: 07/30/08 14:13 4 pgs
Fees:23.00 Taxes:138.75
20080730-0078190

This Instrument Prepared By:
Leila Hansen,.Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

After Recording Mail To:
ATTN: Kayla L. Harrington
Stones River Title Company, L.L.C.
752 South Church Street
Murfreesboro, TN 37130

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Barbara Savage and Jack E. Gritton, II 752 South Church Street Murfreesbor, Tennessee 37130	Barbara Savage and Jack E. Gritton, II 752 South Church Street Murfreesboro, Tennessee 37130	Map/Parcel: 150050A002

FOR AND IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 ($37,500.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HSBC Bank USA, National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-3, Mortgage - Backed Notes, Series 2005-3** has this day bargained and sold, and does hereby transfer and convey unto the said **Barbara Savage, single and Jack E. Gritton, II,** married, as joint tenants with rights of survivorship, Grantee hereinafter, its successors and assigns, real estate in Davidson County, Tennessee as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to HSBC Bank USA, National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-3, Mortgage - Backed Notes, Series 2005-3 by Deed from Priorty Trustee Services of TN, L. L. C. of record as Instrument No. 20061026-0132785 said Register's Office.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made by the grantor, and it cannot be held to warranty title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warranty and forever defend the title to the property to the said Grantee(s) against the lawful claims of the persons claiming by, through or under the grantor, but no further or otherwise. The Grantor covenant with the Grantee, his successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 2905 Anderson Road #A, Nashville, Tennessee 37217
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against

the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 21 day of July, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HSBC Bank USA, National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-3, Mortgage - Backed Notes, Series 2005-3 by PMSI as Attorney in Fact

By: _____
Corporate Officer
Printed Name & Title: Victor Parisi V.P.

ACKNOWLEDGMENT

STATE OF New Jersey

COUNTY OF CAMDEN COUNTY ss

Before me, Pamela De Lisa, a Notary Public of the State and County aforesaid, personally appeared Victor F. Parisi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be Vice Pres. of PMSI. **as Attorney in Fact for HSBC Bank USA, National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-3, Mortgage - Backed Notes, Series 2005-3**, the within named bargainor, a corporation organized and operating under the laws of the State of Delaware, and that he/she as such V.P. of PMSI executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Victor F Parisi, V.P.

NOTARY STAMP/SEAL

NOTARY PUBLIC OF NEW JERSEY

WITNESS my hand and official seal, at office in Cherry Hill, NJ this 21 day of July, 2008

Pamela De Lisa
NOTARY PUBLIC
MY Commission Expires: _____

Pamela De Lisa
Notary Public
State of New Jersey
Commission Expires 7/21/2011

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)

COUNTY OF Washington)

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00.

Subscribed and sworn to before me this the 24th day of July, 2008.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 7-12-2009

NOTARIAL SEAL
ERNEST G LOVELACE
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Jul 12, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN:

UNIT NO. 2, BEING A PORTION OF LOT NO. 354 ON THE PLAN OF FORREST VIEW PARK, SECTION II, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN BOOK 3842, PAGE 238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN MASTER DEED FOR 2905 ANDERSON ROAD CONDOMINIUMS, RECORDED IN INSTRUMENT NO. 200301330005152, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF 2905 ANDERSON ROAD CONDOMINIUMS, SECTION 2, FOREST VIEW PARK, RECORDED IN INSTRUMENT NO. 200301330005152, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS IS IMPROVED PROPERTY KNOWN AS UNIT NO. 2905-B ANDERSON ROAD, ANTIOCH, TN 37013. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KATHY BUCHANAN BY WARRANTY DEED FROM GARY NELSON, SR., MARRIED AND GARY NELSON, JR., MARRIED, DATED MAY 12, 2005 AND FILED FOR RECORD IN INSTRUMENT NO. 200505240058510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 2905 Anderson Road #A, Nashville, TN 37217