Davidson County DEEDWARR
Recvd: 08/05/08 09:41 3 pg
Fees:18.00 Taxes:305.25

20080805-0080464

RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

New Owner

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title of Tennessee, LLC	BANCROFT O'QUINN
4875 Olde Towne Parkway, Suite 150	1405 Baddour Pkwy, # 106
Marietta, GA 30068	Lebanon, TN 37087

File # 85001075
REO # 6322697
Parcel #133 16 0 083.00
Address: 285 TAMPA DRIVE, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **BANCROFT O'QUINN,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 16 day of JULY, 2008.

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3
By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

By:
Its: **KEITH CHAPMAN**
REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KEITH CHAPMAN, 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 an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3.

WITNESS my hand and seal at office this 16 day of JULY, 2008.

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

Notary Public, My commission expires: 5/26/12

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 82,500.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

5/26/12
My Commision Expires

Notary Public

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

EXHIBIT "A"

Described property located in Davidson County, Tennessee to wit:

Being Lot Number 1-A on the plan of Resubdivision of Reserved Parcel "C" Kenilworth Estates, Section 3, of record in Book 4595, Page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 1-A fronts 103.2 feet on the southwesterly side of Tampa Drive and extends back 123.88 feet on the southeasterly line and 172.97 feet on the northwesterly line, which is a broken line, to a dead line in the rear measuring 117.59 feet thereon.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument No. 20080131-0010012 in the aforesaid County and State.