File No. 280601319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 10:30 2 pgs
Fees:13.00 Taxes:255.30
20080903-0090097

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Clarence L Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Aug, 2008.

Notary Public

MY COMMISSION EXPIRES: (Affix Seal)

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence L. Hall	Clarence L. Hall	70.01-39
(NAME) 3317 W. Hamilton Ave.	(NAME) 3317 W. Hamilton Ave.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2006-HE1, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Clarence L. Hall, married, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Treppard Heights Subdivision, Section 5, of record in Book 2263, Page 100, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Said Lot 302 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back between Lines 739.9 feet on the westerly line and 721.6 feet on the easterly line to the center of White's Creek at which point it measures 82 feet.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2006-HE1 by deed from Shapiro & Kirsch, LLP Substitute Trustee, dated 6/2/08 filed 6/11/08 and recorded in Instrument No. 20080611-0060044, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to restrictions of record in Book 2752, Page 213, said Register's Office.

Subject to Easement of record in Book 2663, Page 100, said Register's Office.

Subject to Easement to USA-TVA of record in Book 2864, Page 28, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3317 W. Hamilton Ave., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 11 day of August, 2008.

HSBC Bank USA, National Association, as Trustee for
Home Equity Loan Trust SeriesACE 2006-HE1ss

By: Annette Pabon

Vice President
Loan Documentation

Wells Fargo Bank, N.A. successor
By merger to Wells Fargo Home
Mortgage, Inc. as Attorney in Fact for

STATE OF SC
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa D. Dietrich with whom I am personally acquainted and who proved himself/herself to be the Annette Pabon of , the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1 day of August, 2008.

Commission expires:

Melissa D Dietrich
Notary Public

OFFICIAL SEAL
Notary Public
State of South Carolina
MELISSA D. DIETRICH
My Commission Expires April 7, 2018

File Number: 280601319
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027