$249.25

(1)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1040
132169

Davidson County DEEDWARR
Recvd: 09/10/08 10:12 3 pgs
Fees:18.00 Taxes:231.25

20080910-0092575

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of August, 2008, by HSBC Bank USA, National Association, as trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1,by its duly authorized attorney in fact Wells Fargo Bank N.A.

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

Being a part of Resubdivision of Lot No. 21 on the Plan of the Georgia Industrial Realty Company's Subdivision in N. Nashville as of record in book 421 page 188, Register's Office for Davidson County, TN.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for the holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, by Trustee's Deed filed for record on May 19, 2008 as instrument number 20080519-0051204 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1631 25th Avenue North, Nashville, TN 37208.

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 his 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 Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, by its duly authorized attorney in fact Wells Fargo Bank N.A.

POA instrument # 20070828-0103078

BY: _____

ITS: Jana Scherf ~~Vice President Loan Documentation~~

Acknowledgment

State of Minnesota
)ss.
County of Dakota

On this day before me, a Notary Public, personally appeared Jana Scherf, **to me personally well-known, who acknowledged that he/she is the** vice president loan documentation **of** Wells Fargo Bank N.A., **a corporation, as attorney-in-fact for HSBC Bank USA, National Association, as trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, 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 11 **day of** August, 2008.

Mark Van Ede
Notary Public

My commission expires: January 31, 2013

_____
(Seal)

MARK D VAN EDE
Notary Public
Minnesota
My Commission Expires January 31, 2013

State of TN

County of Williamson)ss.

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, $62,500.00, 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 9th **day of** September, 2008.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Joseph D. Claybon
1631 25th Avenue North
Nashville, TN, 37208

Map No. 08110030400

Return to: 081-10-0-304.00

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