Davidson County DEEDWARR
Recvd: 12/04/08 13:51 5 pgs
Fees:28.00 Taxes:425.50
20081204-0117636

Prepared By and Return to:
McCalla Raymer, LLC
Attention: Stuart Gordan
900 Holcomb Woods Parkway
Roswell, GA 30076

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS HSBC Bank USA, National Association, as Trustee	SEND TAX BILL TO: HSBC Bank USA, National Association, as Trustee	MAP/PARCEL NUMBERS: 09503003100
(Name) c/o Litton Loan Servicing 4828 Loop Central Drive	(Name) c/o Litton Loan Servicing 4828 Loop Central Drive	
(Address) Houston, TX 77081-2226	(Address) Houston, TX 77081-2226	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fremont Investment & Loan, Grantor, has this day bargained and sold, and does hereby transfer and convey unto HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of August 1, 2006, Fremont Home Loan Trust 2006-B, Grantee herein, its successors and/or assigns, that certain

X Improved x unimproved real estate located at 208 Blue Hills Drive, Nashville, TN 37214, in Nashville, TN, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs 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 set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 as of the 21st day of November, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Fremont Investment & Loan

By: J. LYNN BURROW
Title: ASSISTANT VICE PRESIDENT

LITTON LOAN SERVICING, LP
By: ATTORNEY-IN-FACT
Title:

[Corporate Seal]

County of Texas

State of Harris

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. LYNN BURROW, with whom I am personally acquainted, or proved to me on the basis of Satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Authorized Signatory (Title of person signing) of Litton Loan Servicing, LP (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Houston, TX, this 21 day of NOV, 2008.

Notary Public
My commission Expires:

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

REO#: 4
File #: MR-TN-208 Blue Hills Drive
Document Type: Special_Warranty Deed Page 2
Asset Property Address 208 Blue Hills Drive
Nashville, TN 37214

State of TENNESSEE

County of WILLIAMSON

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 115,000.00
which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Denman
AFFIANT

Subscribed and sworn to before me this 26th day of November, 2008

Notary Public
My commission expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

REO#: 4
File #: MR-TN-208 Blue Hills Drive
Document Type: Special_Warranty Deed Page 3
Asset Property Address 208 Blue Hills Drive
Nashville, TN 37214

Exhibit "A"

Land in Davidson, Tennessee, being described as follows: Being Lot No. 108 on the Plan of Merry Oaks Subdivision, as of record in Plat Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Southeast Title of Tennessee, as Trustee for Fremont Investment & Loan by Trustee's Deed from Tony Brasuell, Co-Trustee, of record in Instrument No. 20080407-0034761, Register's Office for Davidson County, Tennessee.

REO#: 4
File #: MR-TN-208 Blue Hills Drive
Document Type: Exhibit "A"

Asset Property Address
208 Blue Hills Drive
Nashville, TN 37214

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that Same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

REO#: 4
File #: MR-TN-208 Blue Hills Drive
Document Type: Exhibit "B"
Asset Property Address 208 Blue Hills Drive
Nashville, TN 37214