Return To:
File: 900107

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1606
0159977032

Davidson County DEEDWARR
Recvd: 01/21/09 08:51 3 pgs
Fees:18.00 Taxes:406.63
20090121-0005027

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12th day of January, 2009, by HSBC Bank USA, National Association as Trustee for WFALT 2007-PA03, by its duly authorized Attorney in fact Wells Fargo Bank N.A., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Castleridge Properties LLC, Grantee, the following land in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Edgefield Land Co's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee. Said Lot No. 57 fronts 50 feet on the southerly margin of Boscobel Street, formerly Rothchild Avenue, and extends back between parallel lines 150 feet to an alley. Being the same property conveyed to Claire Miller, an unmarried woman, by Warranty Deed from Janelle Robertson and husband, Mark Robertson, of record in Instrument No. 20070423-0047989, Register's Office for Davidson County, Tennessee.**
>
> **Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for WFALT 2007-PA03 by Trustee's Deed filed for record on 12/23/08 as instrument no. 20081223-0122201.**
>
> **Commonly known as: 1808 Boscobel Street, Nashville, TN 37206.**

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 its successors 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 WFALT 2007-PA03, by its duly authorized Attorney in fact Wells Fargo Bank N.A.

POA instrument # 200710828-0103078

BY: _____ NICOLE ROBINSON Vice President Loan Documentation

ITS: Vice President Loan Documentation

Acknowledgment

State of IOWA * Vice President Loan Documentation
)ss.
County of POLK

On this day before me, a Notary Public, personally appeared Nicole Robinson, to me personally well-known, who acknowledged that he/she is the VP * of Wells Fargo Bank, NA, a corporation, as attorney-in-fact for HSBC Bank USA, National Association as Trustee for WFALT 2007-PA03, 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 12 day of January, 2009.

_____
Notary Public

ADAM FRON
Commission Number 751864
My Commission Expires
March 19, 2011

My commission expires:

3/19/2011
(Seal)

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, $ 109,900.00 **, 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 16th **day of** January, 2009.

Notary Public

My commission expires:

(Seal)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Property owner and party responsible for payment of taxes:
Castleridge Properties LLC by
1101 Riverside Dr.
Old Hickory, TN 37138
Map No. 083 14 0 324.00

Return to:

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