Davidson County DEEDWARR
Recvd: 02/05/09 11:20 4 pgs
Fees:23.00 Taxes:462.50

20090205-0010027

(2)

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-080800140S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Ismail Omer Ahmed	SEND TAX BILL TO: Ismail Omer Ahmed	MAP/PARCEL NUMBERS: 174-11A-133
(Name) 1213 Blairfield Dr.	(Name) Same as New	
(Address) Antioch TN 37013	(Address) Owner	
(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, HSBC Bank, USA, National Association as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Ismail Omer Ahmed, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1213 Blairfield Drive, Antioch, TN, 37013, in Davidson County, Tennessee, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 1/6/2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

HSBC Bank, USA, National Association as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 By Litton Loan Servicing LP as Attorney-in-Fact

By: _____

Name: _____

Its: J. LYNN BURROW ASSISTANT VICE PRESIDENT

State of Texas
County of Harris

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid J. LYNN BURROW who acknowledged to me that she/he is Authorized Signatory (Title of person signing) of Litton Loan Servicing LP (Name of Company), the attorney-in-fact for HSBC Bank, USA, National Association as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2, and that in its capacity as attorney-in-fact for HSBC Bank, USA, National Association as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by HSBC Bank, USA, National Association as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 6 day of Jan, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public
My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this 1/23/09.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 11/22/09

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 te 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.

RE: 1213 Blairfield Drive, Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 425 ON THE PLAN OF CANE RIDGE FARMS, SECTION ONE, PHASE THREE, OF RECORD IN INSTRUMENT NO. 20020712-0084136, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HSBC BANK USA, NATIONAL AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-FM2 FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND SAMUEL S. HIGH AS CO-TRUSTEE BY TRUSTEE'S DEED DATED MAY 8, 2008 AND RECORDED 5/14/2008 IN INSTRUMENT NO. 20080514-0049360 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RE: 1213 Blairfield Drive, Antioch, TN 37013