SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Maria Castillo
Affiant Maria Castillo

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF February 2009.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT8288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leland D Watts	New Owner	081-07-0-616.00
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D Watts, married

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 54 on the Plan of Revised Final Plat of Looby Heights as of record in Plat Book 7900, page 230, Register's Office for Davidson County, Tennessee, and by Instrument of Correction of record in Book 8289, page 696, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated September 4, 2008 and recorded September 15, 2008 in Instrument Number 20080915-0094209, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1119 Alexander Circle Nashville 37208
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantee Leland D Watts, and his/her/their assigns, forever.

Said HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 02/17/09 11:04 2 pgs
Fees:13.00 Taxes:220.15
20090217-0013148

IN WITNESS WHEREOF, the said HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates, has executed this deed this 27th day of January, 2009.

HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates by Countrywide Home Loans, Inc., Attorney in Fact

By: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bobbi Laughlin, Assistant Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said HSBC Bank USA N.A. on Behalf of the Trust Fund and for the Benefit of ACE Securities Corp. Home Equity Loan Trust Series 2005-HE4 Asset-Backed Pass-Through Certificates., the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20070601-0065181 Register's Office for Davidson County, Tennessee

Witness my hand and Notarial Seal this 27th day of January, 2009

Notary Public

My Commission expires

NOTARY PUBLIC STATE OF TEXAS

LIZETH GARCIA
My Commission Expires
July 15, 2012

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT8288