THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 02/23/09 12:40 3 pgs
Fees:18.00 Taxes:551.30
20090223-0015538

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of February 2009, 2009 by and between HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4, hereinafter called Grantor, and Shon C. Wells and LaShawnda M. Wells, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 156 on the Final Plat, Village Four, Summerfield, A Cluster Lot Subdivision, of record in Instrument No. 20030401-0042979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of said lot.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20080929-0098859, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 22 day of January, 2009.

HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4

BY: J. LYNN BURROW ASSISTANT VICE PRESIDENT

TITLE: LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a Notary Public of the state and county mentioned, 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 such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as HSBC Bank) and as the free act and deed of the within named HSBC Bank.

Witness my hand and seal, this 22 day of January, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public

My commission expires:

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Property Address: 4224 Sandstone Drive, Antioch, TN 37013
Parcel # 164-10-0A-235.00

Property owner and agency responsible for payment of taxes
Mail Tax Bill to: ~~Shon C. Wells and LaShawnda M. Wells~~
SunTrust Mtg. Inc.
401 Commerce St, Ste. 1600, Nashville, TN. 37219

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 149,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January, 2009.
Notary Public
My Commission Expires: March 09, 2010

KEVIN LAMONT MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY
My Commission Expires March 9, 2010

* New Owners:
Shon C. Wells and LaShawnda M. Wells
4224 Sandstone Drive
Antioch, TN. 37013

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____



