Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1239
1134001423

BILL GARRETT, Davidson County
Trans:T20090023984 DEEDWARR
Recvd: 04/13/09 09:49 3 pgs
Fees:18.00 Taxes:358.53
20090413-0032712

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 2nd day of April, 2009, by HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust 2005-HE2, 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 Angela Schroer, an unmarried woman, Grantee, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Monte Carlo Estate, Section I, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10, which is a corner lot, fronts 95.0 feet on the southerly margin of Carl Miller Drive, and fronts 108.03 feet on the westerly margin of Monte Carlo Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 108.00 feet on the southerly line and 89.55 feet on the westerly line to a point of intersection.
>
> Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust 2005-HE2 by Trustee's Deed filed for record on 7/25/08 as instrument no. 20080725-0076428 in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 452 Carl Miller Drive, Antioch, TN 37013.

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 her heirs 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 Citigroup Mortgage Loan Trust 2005-HE2, by its duly authorized Attorney in fact Wells Fargo Bank N.A.

POA instrument # 20070828 - 1013078

BY: _____

TYLER SMITH
Vice President Loan Documentation

ITS: _____

Acknowledgment

State of IOWA
)ss.
County of POLK

*Vice President Loan Documentation

On this day before me, a Notary Public, personally appeared Tyler Smith, to me personally well-known, who acknowledged that he/she is the VP* of Wells Fargo Bank N.A., a corporation, as attorney-in-fact for HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust 2005-HE2, 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 2nd day of August, 2009.

_____
Notary Public

My commission expires:

10/29/2011
(Seal)

KENNETH L. KIGER
Commission Number 755524
My Commission Expires
October 29, 2011

**State of TENNESSEE**
**)ss.**
**County of WILLIAMSON**

**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, $96,900.00, 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 10th day of April, 2009.**

**Notary Public**

**My commission expires:** 10/31/2011

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

**(Seal)**

**Property owner and party responsible for payment of taxes:**
**Angela Schroer**
**452 Carl Miller Dr**
**Antioch, TN 37013**

**Map No. 173-01-0-035.00**

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

Property address: 452 Carl Miller Dr
Nashville, Tn 37013