BOX #14A

BILL GARRETT, Davidson County
Trans:T20090040243 DEEDWARR
Recvd: 06/17/09 09:30 3 pgs
Fees:18.00 Taxes:407.00
20090617-0056200

G#22024-2

| This Instrument prepared by (and returned to after recording): | Please send tax notice to the following: "New Owner" |
|---|---|
| John T. Cook, PC - Law Firm | **Address of New Owner as follows:** |
| 2927 Berry Hill Drive | Buyer: Arturo Guzman |
| Nashville, TN 37204 | Address: 104 Saxon Mist Drive Nashville, TN 37217 |

Map 136-02-0 Parcel 052.00

File # 95001562
REO # 6592422
Parcel #13603005200
Address: 109 Castaway Court, NASHVILLE, Tennessee 37217

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HSBC Bank USA, National Association, as Trustee for the registered holders of Nomura Home Equity Home Loan, Inc., Asset-Backed Certificates, Series 2007-2, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Arturo Guzman,** whose address is (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

**Please see attached Exhibit "A"**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 11 day of June, 2009.

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-2**
**By: Ocwen Loan Servicing, LLC, as its Attorney-in-Fact**

By: Keith Chapman
Its: REO Closing Manager

OCWEN LOAN SERVICING, LLC
CORPORATE SEAL

STATE OF FLORIDA )
COUNTY OF ORANGE )

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Keith Chapman, 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 an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of HSBC Bank USA, National Association, as Trustee for the registered holders of Nomura Home Equity Home Loan, Inc., Asset-Backed Certificates, Series 2007-2, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named HSBC Bank USA, National Association, as Trustee for the registered holders of Nomura Home Equity Home Loan, Inc., Asset-Backed Certificates, Series 2007-2.

WITNESS my hand and seal at office this 11 day of June, 2009.

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

Notary Public, My commission expires: 5/26/12

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $110,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

5/26/12
My Commission Expires

Notary Public

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

**EXHIBIT "A"**

TO

**SPECIAL WARRANTY DEED**

## Legal Description

DESCRIBED property located in Davidson County, Tennessee, to-wit:

BEING Lot No. 2 on the Plan of the Resubdivision of Lots 118, 119, and 120, Priest Lake Park, Section Two, as of record in Book 6200, Page 531, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to HSBC Bank USA, National Association, as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-2, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20090127-0007084, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 109 Castaway Court, Nashville, TN 37217 .