Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2026
1158063002

BILL GARRETT, Davidson County
Trans:T20090050035 DEEDWARR
Recvd: 07/24/09 09:10 3 pgs
Fees:18.00 Taxes:425.50
20090724-0069495

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of July, 2009, by HSBC Bank USA, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Derrick B. Sherrill, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Final Plan of Hickory Woods Section A of record in Book 6900, Page 511 and corrected in Book 7582, Page 167, 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, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3 by Trustee's Deed filed May 22, 2009 as Instrument No. 20090522-0047639 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4613 Rockland Trail, 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 his 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, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

POA recorded as Instrument No. 20070828-0103078

BY: _____

ITS: Vice President Loan Documentation

Acknowledgment

State of SC

)ss.

County of York

On this day before me, a Notary Public, personally appeared Leah Gamble, **to me personally well-known, who acknowledged that he/she is the** Vice President Loan Documentation **of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for HSBC Bank USA, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3, 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 9th **day of** July, 2009.

Melissa D Dietrich
Notary Public

My commission expires:

4/7/18
(Seal)

OFFICIAL SEAL
Notary Public - York County
State of South Carolina
MELISSA D. DIETRICH
My Commission Expires April 7, 2018

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, $115,000.00, 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 23RD day of July, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Derrick B. Sherrill
4613 Rockland Trail
Antioch, TN 37013

Map No. 176-01-0-002.00

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