22100-3 BOX 14A

BILL GARRETT, Davidson County
Trans:T20090051698 DEEDWARR
Recvd: 07/31/09 09:30 3 pgs
Fees:18.00 Taxes:222.00
20090731-0071588

This Instrument prepared by (and returned to after recording):	Please send tax notice to the following: Regions Mortgage
John T. Cook, PC - Law Firm (615) 385-5502	P. O. Box 2153 Birmingham, AL 35287-2520
2927 Berry Hill Drive	Buyer: Bill Nguyen
Nashville, TN 37204	Buyer Address: 4208 Glynda Drive Nashville, TN 37215

File # 95002368
REO # 80551849
Parcel #05800011000
Address: 4461 Clarksville Pike, NASHVILLE, Tennessee 37218

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, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-WM2, Asset Backed Pass-Through Certificates, 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 **Bill Nguyen,** whose address is shown above (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 13 day of July, 2009.

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-WM2, ASSET BACKED PASS-THROUGH CERTIFICATES
By: Ocwen Loan Servicing, LLC, as its Attorney-in-Fact

By:
Its:

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, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-WM2, Asset Backed Pass-Through Certificates, 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, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-WM2, Asset Backed Pass-Through Certificates.

WITNESS my hand and seal at office this 13 day of July, 2009.

Notary Public State of Florida
Maria Aviles
My Commission DD756297
Expires 04/07/2012

Notary Public, My commission expires: April 7, 2012

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 60,000.00 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.

4/7/12
My Commission Expires

Notary Public

Notary Public State of Florida
Maria Aviles
My Commission DD756297
Expires 04/07/2012

EXHIBIT "A"

Described property located in the Thirteenth (13th) Civil District of Davidson County, Tennessee, the same being known as a triangular tract of land on a survey made by Norris H. Hickerson, surveyor, dated February 3, 1950, and more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Highway Number 112 at the southeast corner of the property conveyed to Harold J. Garrett and wife, by deed from Count R. Boyd and wife, of record in Book 1976, Page 543, Register's Office of Davidson County, Tennessee; thence with said Highway Number 112, North 30 degrees 45 minutes East, 283 feet to a concrete monument; thence North 81 degrees 15 minutes West, 355 feet, more or less, to an iron pin in a fence right-of-way; thence with said fence right-of-way, South 34 degrees 50 minutes East, 355 feet, more or less, to a point in the westerly margin of said Highway Number 112, the Point of Beginning.

The property hereinabove described was acquired by the Grantor by instrument recorded as **Instrument No. 20090619-0057305**, in the aforesaid County and State.