Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2120
1351003015

BILL GARRETT, Davidson County
Trans:T20090052231 DEEDWARR
Recvd: 08/03/09 10:59 3 pgs
Fees:18.00 Taxes:599.40
20090803-0072364

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of July 2009, by HSBC Bank USA, Grantor, as Trustee for MANA 2007-A3, 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 Angel Monge and Ines Saca, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Quail Ridge, Phase One, Section Seven of record in Instrument #20060627-0076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HSBC Bank USA, as Trustee for MANA 2007-A3 by Trustee's Deed filed June 10, 2009 as Instrument No. 20090610-0053657 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4933 Indian Summer Drive, Nashville, TN 37207.

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 Grantees and unto their 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 MANA 2007-A3, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

POA Instrument # 20070828-0103078

BY: _____
Janet B. Farmer

ITS: VP Loan Documentation

Acknowledgment

State of California
)ss.
County of San Bernardino

* VP Loan Documentation

On this day before me, a Notary Public, personally appeared Janet B. Farmer, **to me personally well-known, who acknowledged that** he/she **is the** VPLD * **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for HSBC Bank USA, as Trustee for MANA 2007-A3, 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 27th **day of** July, **2009.**

_____
Notary Public Sharon Glover

My commission expires: June 24, 2012

_____
(Seal)

SHARON GLOVER
Commission # 1803760
Notary Public - California
San Bernardino County
My Comm. Expires Jun 24, 2012

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, $162,000.00, 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 31ST 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:
Angel Monge and Ines Saca
493 Indian Summer Drive
Nashville, TN 37207

Map No. 032-09-0B-018.00

Return to:

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