BILL GARRETT, Davidson County
Trans:T20090055951 DEEDWARR
Recvd: 08/17/09 10:54 3 pgs
Fees:18.00 Taxes:277.13

20090817-0077030

This instrument was prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 795006

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7/31/2009, by and between HSBC Bank USA National Association, as Trustee for FBR Securitization Trust 2005-3, party of the first part, and Curtis Andrew Kent and Janae Kent, husband and wife as tenants by the entirety, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following Real Estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:
Being the Southerly 50 feet of the easterly half of Lot Number 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11 of record in Register's Office for said county.

Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet, more or less, to the center of an alley.

Tract 2:
Beginning at the northeasterly corner of Lot No. 56, known as 609 Annex Avenue, on the westerly side of Annex Avenue, and thence along the said westerly side of Annex Avenue for 17 feet; thence west for 36 feet. Said portion of Lot No. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the party of the first part, herein shown in:
Deed of record in: Book , Page No. or Instrument No.: **20081031-0108923**
in said Registor's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee;

2) All restrictions of record;
3) All easements of records;
4) All visible easements;
5) All matters appearing on the plan of record;
6) All applicable governmental and zoning regulations.

Parcel ID # 90-08-30

____ Improved OR
__X__ Unimproved

Property located at: 611 ANNEX AVENUE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second party that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Wells Fargo Bank, N.A as Attorney in Fact for HSBC Bank USA National Association, as Trustee for FBR Securitization Trust 2005-3

By: Yvette Blatchford

Its: VP Loan Documentation

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Owners Name: Curtis A Kent and Janae Kent
And address: 611 Annex Ave, Nashville, TN 37209

Mail Tax bills to:

Curtis A Kent and Janae Kent
611 Annex Ave
Nashville, TN 37209

State of California

County of San Bernardino

Before me, S.L. Hunt (name of notary) of the State and County mentioned, personally appeared Yvette Blatchford with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be VPLD (title) of Wells Fargo Bank, N.A as Attorney in Fact for HSBC Bank USA National Association, as Trustee for FBR Securitization Trust 2005-3 the within named bargainor, a national association, and that such VPLD (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the national association as VPLD (title).

Witness my hand and Seal at the office in San Bernardino this June 26, 2009 (date).

Notary Public S.L. Hunt

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

My Commission Expires: August 3, 2012

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 74900.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Affiant Yvette Blatchford
VP Loan Documentation

Subscribed and sworn to me this June 26, 2009

Notary Public S.L. Hunt

POA
2/23/2009
INST #
20090223-0015796

My Commission Expires: August 3, 2012

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012