KW

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/09 11:27 3 pgs
Fees:18.00 Taxes:229.40
20090821-0078844

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9700

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustee Inc., as trustee of the 3441 Rainwood Dr Land Trust	243 West Main St #300 Hendersonville, TN 37075	050-10-0-C 327.00 CO
(NAME)	(NAME)	
3441 Rainwood Drive	Trustee Inc.,	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Trustee Inc., as trustee of the 3441 Rainwood Dr Land Trust,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot 57, Chesapeake Homes, Section Six, Phase Two, as shown on plat of record in Instrument Number 20020626-0077004 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela C. Avant, unmarried, by Warranty Deed from Dreamscape Builders, LLC dated November 16, 2004 and recorded December 6, 2004 in Instrument Number 20041206-0145071, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A by Trustee's Deed from Deanna Dorrough as Co-Trustee dated February 18, 2009 and recorded March 2, 2009 in Instrument Number 20090302-0017984, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3441 Rainwood Drive Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Trustee Inc., as trustee of the 3441 Rainwood Dr Land Trust, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A has executed this deed this 24th day of July, 2009

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A by Litton Loan Servicing, LP, Attorney in Fact

by

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20090102-0000344, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 24th day of July, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
My Commission expires AUGUST 27, 2011

Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9700

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

