BILL GARRETT, Davidson County
Trans:T20090060846 DEEDWARR
Recvd: 09/03/09 14:03 4 pgs
Fees:23.00 Taxes:495.88
20090903-0083185

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090800575A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Thomas W. Miller and Brittany E. Miller	SEND TAX BILL TO: Thomas W. Miller and Brittany E. Miller	MAP/PARCEL NUMBERS: 00715000800
(Name) THOMAS AND BRITTANY MILLER	(Name) THOMAS AND BRITTANY MILLER	
(Address) 653 GAYLEMORE DR.	(Address) 653 GAYLEMORE DR	
(City) (State) (Zip) GOODLETTSVILLE, TN 37072	(City) (State) (Zip) GOODLETTSVILLE, TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, HSBC Bank USA, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Thomas W. Miller and Brittany E. Miller, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 653 Gaylemore Drive, a/k/a 1976 Sadie Lane, Goodlettsville, TN, Davidson County, Tennessee, 37072, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

HSBC Bank USA, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4 by Litton Loan Servicing LP as Attorney in Fact

By: _____

Name: J. LYNN BURROW

Its: ASSISTANT VICE PRESIDENT

State of TX
County of Harris

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid J. LYNN BURROW who acknowledged to me that she/he is Authorized Signatory (Title of person signing) of _____(Name of Company), the attorney-in-fact for HSBC Bank USA, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4, and that in its capacity as attorney-in-fact for HSBC Bank USA, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by HSBC Bank USA, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 11 day of August, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Robertson

The actual consideration or value, whichever is greater, for this transfer is $ 134,021.00.

_____
Affiant

Subscribed and sworn to before me this 31st day of August, 2009

_____
Notary Public

My Commission Expires: 6-30-13

GARY L. DILLIHA
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires June 30, 2013

RE: 653 Gaylemore Drive, a/k/a 1976 Sixth Avenue, Goodlettsville, TN 37072

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Grizzard Manor Section Three, of record in Plat Book 4675, page 40, 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, National Association, As Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-4 by Substitute Trustees Deed dated 9/30/08 and being recorded at 20081017-0104371, Register's Office for Davidson County, Tennessee.

RE: 653 Gaylemore Drive, a/k/a 1976 Sadie Lane, Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 653 Gaylemore Drive, a/k/a 1976 Sadie Lane, Goodlettsville, TN 37072