QT9926 mw

Prepared By/Return to:
RESOURCE TITLE AGENCY, INC.
2630 Elm Hill Pike, Suite 350
Nashville TN 37214

BILL GARRETT, Davidson County
Trans:T20090062334 DEEDWARR
Recvd: 09/11/09 10:28 3 pgs
Fees:18.00 Taxes:654.90
20090911-0085110

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this August 24, 2009, by and between **HSBC BANK USA, N.A. AS TRUSTEE FOR LMT 2006-7 TRUST FUND**, herein called Grantor, and **QUI NGUYEN**, herein called Grantee,

WITNESSETH: That for and In consideration of ONE HUNDRED SEVENTY-SEVEN THOUSAND AND 00/100 DOLLARS ($177,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of **DAVIDSON**, State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the DAVIDSON COUNTY REGISTER, TENNESSEE under Instrument# **20090603-0051242**

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

WITNESS the signature of the Grantor the day and year first above written.

HSBC BANK USA, N.A. AS TRUSTEE FOR LMT 2006-7 TRUST FUND, BY ITS ATTORNEY IN FACT ONEWEST BANK, FSB

By _____

Title Terri Hunter
Vice President
HLS-REO

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary public of the State and County mentioned, personally appeared Terri Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the V.P. of ONEWEST BANK FSB AS ATTORNEY IN FACT FOR HSBC BANK USA, N.A. AS TRUSTEE FOR LMT 2006-7 TRUST FUND the within named bargainor, a corporation, and that as such Terri Hunter, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as V.P. .The instrument is executed pursuant to the authority granted in that certain Power of Attorney, of record in Book _____, Page _____, or instrument # 200909110085109 in the official records of the aforementioned County.

WITNESS my hand and notarial seal at office this 24 day of August, 2009.

My commission expires:

_____
Notary Public

Witness my hand, at office:

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

I, or we, hereby swear or 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 ($177,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Benjamin Gale

Witness my hand, at office:

_____
NOTARY PUBLIC

My Commission Expires:

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

Property Address: **5152 WEST OAK HIGHLAND DRIVE, ANTIOCH, TN 37013**
Owner's Names: **QUI NGUYEN**
Owner's Address: **5152 WEST OAK HIGHLAND DRIVE, ANTIOCH, TN 37013**
Map and Parcel# **173-04-0-A 139.00 CO.**
Mail Tax bill to: same as new buyer

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

Escrow File No.: **RT9926**

EXHIBIT "A"

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

Being Lot No. 139, on the plan of Phase One of Oak Highlands, a Planned Unit Development, of record in Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Biruk Hiwot, unmarried, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated June 1, 2006 and recorded June 6, 2006 in Instrument Number 20060606-0066711, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to HSBC Bank USA, N.A. as trustee for LMT 2006-7 by Substitute Trustee's Deed from Ashley M. Jones, Authorized Agent, Shapiro & Kirsch LLP, Substitute Trustee, dated April 16, 2009 and recorded on June 3, 2009 in Instrument No. 20090603-0051242, said Register's Office.