This instrument was prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 887855

BILL GARRETT, Davidson County
Trans:T20090062350 DEEDWARR
Recvd: 09/11/09 10:41 3 pgs
Fees:18.00 Taxes:196.00
20090911-0085123

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8/24/09, by and between HSBC Bank USA, National Association, as trustee for the holders of the certificates issued by Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4, party of the first part, and Leland D. Watts/party of the second part,
married

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 Madison, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 16 on an unrecorded Map of George F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record, and described according to a copy of the survey thereof made April 24, 1946, by Dorris Boner, Surveyor, as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 16, southwesterly 91.25 fee to a corner of Lot No. 15; thence with the line between Lots Nos. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning. Included in this description but specifically excluded herefrom is that property conveyed to John Edward Wright Jr. and wife, Shirley J. Wright by deed of record in Book 5156, Page 805, said Register's Office, described as follows:

Beginning at the southeast intersection of East Palestine Avenue and Milikens Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16/northwesterly 150 feet to the easterly margin of Milikens Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning. *thence with the line between Lots 15 and 16

Being the same property conveyed to the party of the first part, herein shown in:

Deed of record in: Book , Page No. 20090724-0069448
in said Registor's office. Power of Attorney of record in Instrument
20090911 0085122, said Register'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 # 52.05-94

✓ Improved OR
____ Unimproved

Property located at: 308310 E PALESTINE AVENUE, MADISON, TN 37115

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, NA as Attorney in Fact for HSBC Bank USA, National Association, as trustee for the holders of the certificates issued by Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4

Leah Gamble

By: _____

Its: Vice President
Loan Documentation

****

Owners Name: Leland D. Watts
And address: 2819 Gallatin Road - Nashville, TN. 37216

Mail Tax bills to: NEW OWNER

Leland D. Watts
2819 Gallatin Road
Nashville, TN. 37216

State of SC

County of York

Before me, 8/24/09 (name of notary) of the State and County mentioned, personally appeared Leah Gamble 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 Vice President (title) of Wells Fargo Bank, NA as Attorney in Fact for HSBC Bank USA, National Association, as trustee for the holders of the certificates issued by Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4 the within named bargainor, a national association, and that such Vice President (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the national association as Vice President (title).

Witness my ~~hand and~~ Seal at the office in SC this 8/24/09 (date).

Notary Public

OFFICIAL SEAL
Notary Public
York County, South Carolina
MAUREEN M. KYZER
My Commission Expires Oct. 23, 2017

My Commission Expires:

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 $ 53,000.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 9th day of September, 2009.

Notary Public
My Commission Expires: 7-3-12

KAREN H. SUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN