Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2305
0146825633

BILL GARRETT, Davidson County
Trans:T20090066195 DEEDWARR
Recvd: 09/29/09 11:18 3 pgs
Fees:18.00 Taxes:518.00
20090929-0090309

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of September, 2009, by HSBC Bank USA, National Association, as Trustee for the holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, Grantor, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Seng Joo Siah and Yu Ping Lin, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Being Lot 267, Final Plat, Cane Ridge Farms, Phase Six, Section One, of record in Instr: 20050209-0015098, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: 200000905-0087103, amended in Instr: 20001204-0119093, Instr: 20010815-0088370, and Instr: 20041102-0131848; and Charter of record in Instr: 20010815-0088360 and Instr: 20041210-0147105, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for the holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1 by Trustee's Deed filed August 13, 2009 as Instrument No. 20090813-0076126.

Commonly known as: 2548 Kanlow Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

HSBC Bank USA, National Association, as Trustee for the holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1 by it lawful Attorney - in - Fact Wells Fargo Bank, N.A.

POA recorded instrument number 20070828-0103078

BY: _____

ITS: Lawrence M. Anderson
Vice President Loan Documentation

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

Acknowledgment

State of MN

County of Hennepin)ss.

* Vice President Loan Documentation

On this day before me, a Notary Public, personally appeared Lawrence Anderson, to me personally well-known, who acknowledged that he/she is the Vice President * of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for HSBC Bank USA, National Association, as Trustee for the holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 4 day of Sept., 2009.

_____
Notary Public

My commission expires:

_____

LAURIE K. BAUMGART
Notary Public
Minnesota
My Commission Expires Jan. 31, 2013

State of TENNESSEE

)ss.

County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 28TH day of September, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Seng Joo Siah and Yu Ping Lin
2548 Kanlow Drive
Antioch, TN 37013

Map No. 174-11-0-A-357.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211