BILL GARRETT, Davidson County
Trans:T20090068518 DEEDWARR
Recvd: 10/07/09 11:06 2 pgs
Fees:13.00 Taxes:100.86
20091007-0093390

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of September, 2009 by and between HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home loan Trust 2006-C, hereinafter called Grantor, and PTE Development, LLC, its heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County Tennessee Being Town home Unit F on the Plan of Royal Property Management LLC of record in Master Deed Instr#20050817-009684 Register's Office of Davidson County Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20081015-0103830, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 9 day of September, 2009.

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C

BY: _____

TITLE: LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared J. LYNN BURROW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as HSBC Bank) and as the free act and deed of the within named HSBC Bank.

Witness my hand and seal, this 9 day of Sept, 2009.

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

_____
Notary Public

My commission expires:

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Property Address: 724 Due West Avenue, Madison, TN 37115
Parcel # 051-060A-001.00
Property Owner And Agency Responsible For Payment Of Taxes
Mail Tax Bill to: PTE Development, LLC
2479 Murfreesboro Road Suite 162
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 27,259.00

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2009.

_____
Notary Public
My Commission Expires: 3-31-2010

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 3-31-2010

2075-081451-LC