KP

KAREN WINKLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/03/09 08:04 3 pgs
Fees:18.00 Taxes:340.40
20091103-0101163

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9704

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R Blackmon	STEVEN R BLACKMON	148-08-0-A 026.00 CO
(NAME)	(NAME)	
4837 Terragon Trail	PO Box 1344	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	ANTIOCH TN 37011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Steven R Blackmon, A Single Person

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 65, Quiet Creek, Phase Two, Section One, as shown on plat of record in Instrument Number 20040106-0002099, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kim Corbett, unmarried, and Angelique Lam, unmarried, by Warranty Deed from Affordable Housing Resources, Inc. dated April 6, 2006 and recorded April 20, 2006 in Instrument Number 20060420-0045261, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates by Trustee's Deed from Maria Neumann as Co-Trustee dated February 18, 2009 and recorded February 27, 2009 in Instrument Number 20090227-0017147, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4837 Terragon Trail Antioch 37013
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Steven R Blackmon, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates, has executed this deed this 17th day of September, 2009

HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates by Litton Loan Servicing, LP, Attorney in Fact

By: _____
J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF Texas.

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20090102-0000344, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 17th day of September, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

_____
Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9704

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11.

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011