SPECIAL WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOV 09 2009

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/10
(AFFIX SEAL)

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

RT10484

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Bruza and Tammy Bruza	SAME	150-05-0-C 002.00 CO
(NAME)	(NAME)	
~~2971 Anderson Road Unit 2~~ 3329 Country Ridge Dr.		
(ADDRESS)	(ADDRESS)	
~~Nashville~~ Antioch TN ~~37217-0404~~ 37013		
(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 Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Steve Bruza and Tammy Bruza, wife,
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 the 13th Civil District of Davidson County, Tennessee, described as follows:

Being Unit 2 of Master Deed for 2971 Anderson Road Condominiums of record in Instrument Number 20030113-0005154 as set out in Exhibit C amending Lot 94 on the Plan of Section One, Forest View Park Plan of record in Plat Book 3700, Page 109 and 110, all of record in the Register's Office for Davidson County, Tennessee.

Said property being further conveyed to HSBC Bank USA, National Association, as Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 12, 2009 and recorded on August 26, 2009 in Instrument No. 20090826-0080241, said Register's Office.

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 2971 Anderson Road Unit 2 Nashville 37217-0404
(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 Steve Bruza and Tammy Bruza, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association, as Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2, 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.

BILL GARRETT, Davidson County
Trans:T20090084619 DEEDWARRSP
Recvd: 12/16/09 09:08 2 pgs
Fees:13.00 Taxes:128.48
20091216-0114379

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association, as Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2, has executed this deed this 17th day of November, 2009

HSBC Bank USA, National Association, as Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2 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 Indenture Trustee for the Benefit of People's Choice Home Loan Securites Trust Series 2005-2, 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 20090904-0083435 Register's Office for Davidson County, Tennessee.

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

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
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

RT10484