THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
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Memphis, TN 38103
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BILL GARRETT, Davidson County
Trans:T20090085241 DEEDWARRSP
Recvd: 12/18/09 09:54 2 pgs
Fees:13.00 Taxes:290.45
20091218-0115199

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of November, 2009 by and between HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D, hereinafter called Grantor, and Ellori Q. Trotter, his/her 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:

Described property located in Davidson County, Tennessee, to wit: Lot Number 257, Section 2, Parkwood Estates, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more a more particular description of said property

Being the same property conveyed by Quit Claim Deed of record in Instrument Number 20091218011519 8 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 November, 2009.

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

BY: /s/ Sandra Castille
Sandra Castille
Assistant Vice President

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

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sandra Castille, 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 November 1, 2006, Fremont Home Loan Trust 2006-D, 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 NOVEMBER, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public

My commission expires:

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Property Address: 3200 Sennadale Lane, Nashville, TN 37207-2422
Parcel # 050-14-0-231.00
Property Owner and Agency Responsible for Payment of Taxes
Mail Tax Bill to: Ellori Q. Trotter
3200 Sennadale Lane
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 78,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December 2009.

Notary Public
My Commission Expires: 7-2470

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

2075-082386-LC