Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2387
0139306989

Davidson County DEEDWARRSP
Recvd: 02/16/10 08:10 4 pgs
Fees:23.00 Taxes:210.90
20100216-0011413

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of November, 2009, by HSBC Bank USA, National Association, as Trustee for SARM 2005-4, 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 Anthony J. Yuill,* Grantee, the following land in Davidson County, Tennessee:

*A SINGLE PERSON

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE IN INSTRUMENT 200009060087866 AND DESCRIBED AS FOLLOWS.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE MAP OF OVERHILL LAND COMPANY'S AND W.H. FOX SUBDIVISION OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 42 FRONTS 50 FEET ON THE SOUTH SIDE OF VALERIA STREET AND RUNS BANK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SARM 2005-4 RECORDED AS INSTRUMENT NO. 20091015-0095340

Commonly known as: 311 Valeria Street South, Nashville, TN 37210.

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 Grantee and unto his 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 SARM 2005-4, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

POA recorded in Book _____ Page _____
20100216-0011412

BY: _____
LYNN CARDER
Vice President Loan Documentation

ITS: _____

Acknowledgment

State of IOWA
)ss.
County of POLK

*Vice President Loan Documentation

On this day before me, a Notary Public, personally appeared Lynn Carder, to me personally well-known, who acknowledged that he/she is the VP of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for HSBC Bank USA, National Association, as Trustee for SARM 2005-4, 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 17 day of NOV, 2009.

ADAM FRON
Commission Number 751864
My Commission Expires
March 19, 2011

_____
Notary Public

My commission expires:

_____
(Seal)

State of TN

County of WILSON)ss.

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, $ 57,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimmi Penn

Grantee or Agent of Grantee

Subscribed and sworn to before me this 5 **day of** FEBRUARY, 2010.

Mandy

Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

My commission expires:

5/14/2011

(Seal)

Property owner and party responsible for payment of taxes:
Anthony J. Yuill
311 Valeria Street South
Nashville, TN, 37210

Map No. 119 01 448.00

Return to:

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

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

