SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011472 DEEDWARRSP
Recvd: 02/26/10 10:39 2 pgs
Fees:13.00 Taxes:370.00
20100226-0014809

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Katrina Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

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

RT11058

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica M Piero		070-09-0 025.00
(NAME)	(NAME)	
3302 Curtis Street	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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 For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jessica M Piero, ~~single~~, an unmarried woman

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 Tract 6 of a survey made by Cantrell, Connel, and Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots No. 21 and 26 in the H.E. Simpkins Division of L.C. Curtis Land, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said tract 6 fronts 60.3 feet on the north side of Curtis Street and runs back 203.8 feet on the easterly line and 204.8 feet on the westerly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to HSBC Bank Usa, National Association, as Trustee For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1 by Trustee's Deed from Shellie Wallace as Successor Trustee dated December 3, 2009 and recorded December 7, 2009 in Instrument Number 20091207-0111444, 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 ☒ property, known as 3302 Curtis Street Nashville 37218
improved
(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 Jessica M Piero, and his/her/their assigns, forever.

Said HSBC Bank Usa, National Association, as Trustee For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1 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 For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1, has executed this deed this 16th day of February, 2010

HSBC Bank Usa, National Association, as Trustee For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1 by Litton Loan Servicing, LP, Attorney in Fact

by /Sandra Castille
Sandra Castille
Assistant Vice President

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, 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 For The Benefit Of The Certificateholders Of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM1, 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 20091201-0109730, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of February, 2010

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission expires:

Notary Public

RETURN TO:

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

RT11058