BILL GARRETT, Davidson County
Trans:T20100026552 DEEDWARRSP
Recvd: 05/05/10 08:01 3 pgs
Fees:18.00 Taxes:500.98
20100505-0033766

This instrument was prepared by: Ryan mcGinley-Borgert
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 921421
POA Recorded 2/23/2009
20090223-0015796

Record and
7632321-2
(3)

CORPORATE SPECIAL WARRANTY DEED

APN# 61-11-3

THIS INDENTURE, made and entered into this 3/29/2010, by and between HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1, party of the first part, and Robert H. Braswell, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following Real Estate, situated in the City of Nasville, County of Davidson, State of Tennessee, to wit:

The following described tract of land located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Phillips Subdivision, of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the party of the first part, herein shown in: Deed of record in: Book _____, Page No. _____ or Instrument No.: 20100505 00 33765 in said Registor's office.

This conveyance is made subject to:

1) Taxes which have been assumed by Grantee;
2) All restrictions of record;
3) All easements of records;
4) All visible easements;
5) All matters appearing on the plan of record;
6) All applicable governmental and zoning regulations.

Parcel ID # 61-11-3

12920027734

__Y__ Improved OR
_____ Unimproved

Property located at: 909 MCMAHON AVE, NASVILLE, TN 37216

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second party that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Wells Fargo Bank, NA as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1

By: Janet B. Farmer
Its: VP Loan Documentation

****

Owners Name: Robert H. Braswell
And address: 168 Charleston Park
Nashville, TN 37215

Mail Tax bills to,

Robert H. Braswell
168 Charleston Park
Nashville, TN 37215

State of California

County of San Bernardino

Before me, S.L. Hunt (name of notary) of the State and County mentioned, personally appeared Janet B. Farmer with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be VPLD (title) of Wells Fargo Bank, NA as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1 the within named bargainor, a national association , and that such VPLD (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the national association as VPLD (title).

Witness my hand and Seal at the office in San Bernardino this California (date). 3.26.2010

Notary Public

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

My Commission Expires: August 3, 2012

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 135400.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Affiant Natasha Jackson (Agent)

Subscribed and sworn to me this 3/31/2010.

Notary Public

MELANIE A. WATSON
Notary Public, State of Texas
My Commission Expires
September 03, 2013

My Commission Expires: 9/3/2013

·U01229604·
7906 4/8/2010 76323421/2