THIS INSTRUMENT PREPARED
BY & RETURN TO:
BRIAN K WIDENER
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO20090909261N1

BILL GARRETT, Davidson County
Trans:T20100026616 DEEDWARRSP
Recvd: 05/05/10 08:58 3 pgs
Fees:18.00 Taxes:344.10
20100505-0033841

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 21 day of April, 2010, by and between **HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 Asset Banked Pass-Through Certificates** as party of the first part, located at 4600 REGENT BLVD, IRVING, TX 75063 and, **William Douglas Edward Watts**, party of the second part located at PO BOX 160133, NASHVILLE, TN 37216

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 pat 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 and being in the County of DAVIDSON, State of Tennessee:

BEING land in Davidson County, Tennessee, being Lot No. 57 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

Said Lot No. 57 fronts 80 feet on the north side of Carter Street and runs back 125 feet on the east line and 228 feet on the west line to a dead line in the rear, on which it measures 130.6 feet.

Being the same property conveyed to HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 Asset Banked Pass-Through Certificates from Shapiro & Kirsch, LLP, as Substitute Trustee dated 9/03/09, filed 9/17/09 in Instrument No. 20090917-0086745, Davidson County Records.

THE LAST RECORDED DEED WAS FILED OF RECORD AT INSTRUMENT NO. 20090917-0086745, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

Property: 2415 CARTER AVENUE NASHVILLE TN 37206
Parcel ID No.: 08304006500

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 Asset Banked Pass-Through Certificates**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 Asset Banked Pass-Through Certificates, by American Home Mortgage Servicing, Inc., pursuant to that Limited Power of Attorney recorded in Instrument No. 08157008, Shelby County, TN records.

BY: Ashley Haynes

TITLE: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ashley Haynes, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Secretary of AHMSI, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 21 day of April,

KAROL L HARRIS
My Commission Expires
November 19, 2013

Karol L Harris
Notary Public

My Commission Expires:

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Property: 2415 CARTER AVENUE NASHVILLE TN 37206
Parcel ID No.: 08304006500
File Number: REO2009090926TN1

Mail Tax Notices To and Property Owner:
William Douglas Edward Watts
2415 Carter Ave
Nashville, TN 37206

I, or we, 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, is $ 93,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of April,

Notary Public

My Commission

KAROL L HARRIS
My Commission Expires
November 19, 2013