THIS DOCUMENT PREPARED BY
(AND AFTER RECORDING RETURN TO):

Elaine Garcia-Romero
Smart Title and Settlement Services, Inc.
10 Fairway Drive
Suite 200
Deerfield Beach, FL 33441
Telephone: 954-202-1000 Fax: 954-202-1999
File No. 1003980

Parcel No.: 163-04-0-A-116.00 CO

Property Address:
3001 Hamilton Church Road
Unit # 116
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20100027046 DEEDWARRSP
Recvd: 05/06/10 09:09 2 pgs
Fees:13.00 Taxes:388.13
20100506-0034408

---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

This Indenture, made and entered into this 12th day of April, 2010, by and between **HSBC Bank USA as Trustee for STALT 2006-1F**, 60 Livingston Avenue, St. Paul, MN 55107, a Corporation organized and existing under the laws of the state of Minnesota, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Toya L Randolph**, a single woman, hereinafter called "GRANTEE," her heirs and assigns, a certain tract or parcel of land located in **Davidson County**, **Tennessee**, and being more particularly described as follows:

Land in Davidson County Tennessee, being Lot 116, as shown on the map entitled Hamilton Crossings Townhomes, a planned unit development, of record as Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Jackson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SunTrust Mortgage Inc., by Substitute Trustee deed of record as Instrument No. 20091008-0093733, dated September 17, 2009, said Register's Office, and being further conveyed to HSBC Bank USA as Trustee for STALT 2006-1F as Instrument No. * 20100506-0034407, dated April 2, 2010, said Register's Office.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

To have and to hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further or otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

(1) All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter the "Property").

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located.

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect.

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property, and any portion(s) thereof.

(5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes.

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 12th day of April, 2010.

HSBC Bank USA as Trustee for STALT 2006-1F

By: _____

Its Mark P. Paniccia, VP

STATE OF VIRGINIA
Independent City of RICHMOND

On this, the 1 day of April, 2010, before me, the undersigned officer, personally appeared MARK P. PANICCIA (name) and, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as V.P. (title).

_____
Notary Public
My Commission expires: July 31, 2012

Property Id. No.
163-04-0-A-116.00 CO

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

AFFIDAVIT of VALUE

State of ~~Virginia~~ Florida
~~City of Richmond~~ Broward County

I swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $104,900.00, which amount is equal to or greater than the amount which the property transferred would summon at a fair voluntary sale.

HSBC Bank USA as Trustee for STALT 2006-1F

By: Elaine S. Powers

Its: _____

Subscribed and sworn to before me this 12th day of April, 2010

_____
Notary Public
My commission expires:

CINDY CARRION
Commission # DD 887983
Expires May 29, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Grantor's Name, Address, Phone:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

Grantee's Name, Address, Phone:
Toya L Randolph
3001 Hamilton Church Road, Unit # 116
Antioch, TN 37013

Mail Tax Notices to:
Toya L Randolph
3001 Hamilton Church Road, Unit # 116
Antioch, TN 37013