SPECIAL WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF ~~Davidson~~ TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Leila O. Biggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 2010

Tammy Morris
Notary Public

MY COMMISSION EXPIRES: 4/23/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100069160 DEEDWARRSP
Recvd: 11/01/10 14:52 2 pgs
Fees:13.00 Taxes:307.10
20101101-0087352

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen E. Biggers and Leila P. Biggers	Same	017-00-0-049.00/
(NAME) 1861 Union Hill Road	(NAME) 2311 Luster Road	
(ADDRESS)	(ADDRESS) Goodlettsville TN	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	37072 (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 under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Glen E. Biggers and Leila P. Biggers,
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:

A certain tract or parcel of land in Davidson County, Tennessee described as Tract 2 on a survey dated March 31, 1997 by Ray G. Cole, Registered Land Surveyor, License No. 921, as follows:

Beginning at an iron pin in the southerly margin of Union Hill Road, said pin marking the Northeast corner of this tract and the Northwest corner of the property conveyed to S. Ray Atkins of record in Book 7604, Page 670, Register's Office for Davidson County, Tennessee; thence leaving Union Hill Road, with the line of Atkins, South 11 degrees 42 minutes 26 seconds East 574.41 feet to an iron pin; thence South 75 degrees 16 minutes 03 seconds East 126.02 feet to an iron pin in the line of the property conveyed to George V. Logan of record in Book 4533, Page 555, said Register's Office; thence with the line of Logan, South 09 degrees 12 minutes 18 seconds East 141.00 feet to an iron pin, marking a corner of the property conveyed to James P. Dickens et.ux. of record in Book 10444, Page 695, said Register's Office; thence with the line of Dickens for two calls, North 78 degrees 51 minutes 27 seconds West 219.00 feet to an iron pin; thence North 12 degrees 54 minutes 10 seconds West 673.00 feet to an iron pin in the southerly margin of Union Hill road; thence with said margin of said Road, North 71 degrees 14 minutes 57 seconds East 110.00 feet to the point of beginning.

Said property being the same property conveyed to HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A by Trustee's Deed from Shellie Wallace, Successor Trustee, dated April 21, 2010 and recorded on April 25, 2010 in Instrument No. 20100426-0031544, said Register's Office.

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 improved ☒ property, known as 1861 Union Hill Road Goodlettsville 37072
(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 Glen E. Biggers and Leila P. Biggers, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A, 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 under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A
., has executed this deed this 17th day of September, 2010

HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A,
By: Litton Loan Servicing, LP, as Attorney in Fact

Betty Kimes

J LYNN BURROW
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 , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the J. LYNN BURROW Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A, the within named bargainor, and that he/she as such Authorized Signatory, 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 Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 17th day of September, 2010

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11531

1861 Union Hill Road
Goodlettsville, TN 37072