Reserved for Recording Information

Davidson County DEEDWARRSP
Recvd: 11/03/10 13:23 3 pgs
Fees:18.00 Taxes:612.72
20101103-0088182

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE
PLEASE RECORD & RETURN TO:

TN-10-43084

Silk Abstract Company
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
Attention: Recording Department
Telephone: 610-994-8600

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
JOSHUA ROY, 2726 HARTFORD DRIVE, NASHVILLE, TN 37210

Name and address of entity responsible for payment of realty taxes if different from Grantee: Same as Grantee Address

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 165,600.- **which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Sworn before me, this 24 **day of** September **, 2010.**

Seal

Affiant Ron Blair

Notary Public

My Commission Expires: May 4, 2012

Deed Prepared By: T&A REO, Inc, 2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

MANUEL RODRIGUEZ
Comm# DD0786369
Expires 5/4/2012
Florida Notary Assn., Inc

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

62800021C 62800021

THIS INDENTURE, Made on the 24 day of September, 2010 by and between **HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2**, by and through Ocwen Loan Servicing, LLC, attorney in fact, herein called the Grantor, and **JOSHUA ROY**, herein called the Grantee, whose address is **2726 HARTFORD DRIVE, NASHVILLE, TN 37210** and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of FORTY FIVE THOUSAND DOLLARS 00/100 ($ 45,000.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said Grantee, his/her/their heirs and assigns, all the following described real estate, situated in the County of DAVIDSON and State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 11, on the Plan of Hidden Acres, as of record in Book 1130, Page 89, Register's Office for said County.

Said Lot Number 11 fronts 75.0 feet on the easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line on the rear.

BEING the same property conveyed to **HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2** by Substitute Trustee's Deed, dated 11/16/09 and recorded 11/25/09 in Instrument Number, 20091125-0108468, in the Register's Office for DAVIDSON County.

PARCEL#: 11910015200

Commonly known as: 2726 HARTFORD DRIVE, NASHVILLE, TN 37210

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining, forever. And said grantor for their heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he/she/they are lawfully seized in his/her/their own right of an absolute and indefensible estate of inheritance, in fee simple, of and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered

of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind so ever: except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that they will warrant and forever defend the same until the said grantee, his/her/their heirs and assigns, against said grantor, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be conserved as in the singular or plural number, and is masculine or feminine gender, according to the context.

IN WITNESS THEREOF, The said grantor has hereunto set his/her hand and seal the day and year above written.

GRANTOR:
HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2, by and through Ocwen Loan Servicing, LLC, attorney in fact

By: _____
Robert Kaltenbach

Title: Senior Manager
Of Ocwen Loan Servicing, LLC, as attorney in fact

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Robert Kaltenbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE ~~Robert Kaltenbach~~ is the Senior Manager Of Ocwen Loan Servicing, LLC as attorney in fact for HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE2 or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this 24 day of September, 2010.

_____
Notary Public MANUEL RODRIGUEZ

My Commission Expires: _____

Seal

MANUEL RODRIGUEZ
Comm# DD0786369
Expires 5/4/2012
Florida Notary Assn., Inc

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103