THIS INSTRUMENT PREPARED BY:
File 371
Craig W. Syby, Esq.
781 Beta Drive
Suite I
Mayfield Village, OH 44143

Address New Owner(s)
Krystal Rogers
1212 MARITIME PORT
ANTIOCH, TN 37013

Davidson County	DEEDWARRSP
Recvd: 12/01/10 13:34	3 pgs
Fees:18.00 Taxes:436.60	
20101201-0095548	

Send Tax Bills To:
FRANKLIN AMERICAN MORTGAGE CO.
501 CORPORATE CENTRE DR., STE 400
FRANKLIN, TN 37067

Map & Parcel Nos.:
164080B00900

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15TH **day of** NOVEMBER, **2010**, by and between **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F, by Litton Loan Servicing, L.P., as Attorney in Fact**, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and **Krystal Rogers**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS ($118,000.00)**, 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 described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Situated in the County of Davidson, State of TN:

Being all of Lot No. 60 on the plan of Section One Lakewalk of record in Instrument No. 20050128-0010429 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F, by deed filed of record April 28, 2010, of record in Instrument No. 20100428-0032274, in the Office of the Davidson County Register.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the 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; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming against the acts of the party fo the first part, and for those claiming by and through the party of the first part, but none otherwise.

ALL REAL ESTATE SOLUTIONS LLC
781 Beta Dr. Suite #1
MAYFIELD VILLAGE, OH 44143
#371

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F by Litton Loan Servicing LP as Attorney in Fact

Sandra Castille

By

Title Sandra Castille
VICE PRESIDENT

STATE OF TX, COUNTY OF Harris

Before me, a Notary Public in and for said State and County aforesaid, personally appeared, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the President/Authorized Agent of **HSBC Bank USA, National Association, as Trustee for the SunTrust Alternative Loan Trust 2006-1F, by Litton Loan Servicing, L.P., as Attorney in Fact, By:** Sandra Castille **, it's Authorized Agent/Power of Attorney,** the within named bargainor, a corporation, and that he/she as such President/Authorized Agent, 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 such President/Authorized Agent.

WITNESS my hand and Official Seal at office this 15 **day of** Nov., **2010.**

My commission expires:

Notary Public

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

I, or we, hereby 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, **$118,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Joe Hughes

Subscribed and sworn to before me, this 16 **day of** November, **2010.**

Notary Public
My commission expires:

Property address:
1212 Maritime Port
Antioch, TN 37013

Craig W. Syby, Attorney
My Commission Has No
Expiration Date
R.C.14703

True Copy Certification

I, Joseph J. Hughes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Joseph J. Hughes

State of Ohio

County of Cuyahoga

Personally appeared before me, Nathan Fijal, a notary public for this county and state, Joseph J. Hughes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NATHAN FIJAL, Notary Public
In and for the State of Ohio

My Commission Expires: 02-21-2011

Notary' Seal (if on paper)