BILL GARRETT, Davidson County
Trans:T20100078569 DEEDWARRSP
Recvd: 12/14/10 11:02 3 pgs
Fees:18.00 Taxes:249.75
20101214-0099386

THIS INSTRUMENT PREPARED BY:

Jason A Kron Esq

BridgeTrust Title Group formerly known as Heritage Title
1717 Alliant Ave Suite 5
Louisville, TN 37206
LB187002890

This instrument prepared by

Jason A Kron, Esq.

Jason A. Kron ESQ

[illegible] TLE SERIES, LLC
[illegible] E 5 LOUISVILLE, KY 40299

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Jeffery S Miller and Julie E Miller
5854 Fredericksburg Dr.
Nashville, TN 37215

Send Tax Bills To:
Jeffery S Miller and Julie E Miller
5854 Fredericksburg Dr
Nashville, TN 37215

Map & Parcel No:
094-01-0-046.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th **of day of November, 2010**, by and between **HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C** a corporation organized and existing under and by virtue of the laws of the State of Texas by J Lynn Burrow, in his/her capacity as Vice President / Authorized Signatory **of Litton Loan Servicing LP as Attorney in Fact for HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C** party of the first part, and **Jeffery S Miller and Julie E Miller, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($67,500.00)**, 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 the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 4 on the Plan of Payne, Blakemore and Cummings Addition in East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C by Substitute Trustee's Deed dated August 26, 2010, of record in Instrument No. 20100903-0070230 in the records for Davidson County, Tennessee.

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 will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

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 under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C

By: _____

J LYNN BURROW
VICE PRESIDENT

Title: _____

of Litton Loan Servicing LP as Attorney in Fact for HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C

Power of Attorney of record in Book 3299 Page 261-265, Davidson County TN.

STATE OF TX, COUNTY OF HARRIS

Before me, a Notary Public in and for said State and County aforesaid, personally appeared J. LYNN BURROW in his/her capacity as Authorized Signatory, **of Litton Loan Servicing LP as Attorney in Fact for HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home Loan Trust 2006-C** the within named bargainor, a corporation, and that he/she as such , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such.

WITNESS my hand and Official Seal at office this 30 **day of November, 2010**

My commission expires: April 9, 2012

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, **$67,500.00**, 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 30th day of November, 1st December, **2010**

Property address:
615 South 11th Street
Nashville, TN 37206

Kelly Stanton
Notary Public
State at Large, Kentucky
Notary ID 403148
My Commission Expires August 20, 2013

This instrument prepared by

Jason A. Kron, Esq.

Jason A. Kron ESQ
HERITAGE TITLE SERIES, LLC
1717 ALLIANT AVE. SUITE 5 LOUISVILLE, KY 40299