Reserved for Recording Information

Davidson County DEEDWARRSP
Recvd: 01/18/11 08:21 4 pgs
Fees:23.00 Taxes:460.65
20110118-0004245

TN-10-460666
Davidson

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE
PLEASE RECORD & RETURN TO:
The Silk Companies
1000 Germantown Pk - Ste J-4
Plymouth Meeting PA 19462
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:
FAROKH/ FANI,
1453 Bell Rd Ste-06 Nashville TN 37211

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

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 $124,500**, 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 16 **day of** December **, 2010.**

Seal

Affiant Renee Hensley, Manager

My Commission Expires: July 5, 2014

Notary Public

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

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
(407) 398-0153 FloridaNotaryService.com

OCWEN LOAN SERVICING, LLC
CORPORATE SEAL

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

340208911C
THIS INDENTURE, Made on the 17 day of December, 2010 by and between **HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD3, ASSET BACKED PASS-THROUGH CERTIFICATES**, by and through Ocwen Loan Servicing, LLC, attorney in fact, herein called the Grantor, and **FAROKH FANI**, herein called the Grantee, whose address is 1453 Bell Rd Ste-06 Nashville TN 37211 and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of THIRTY THOUSAND DOLLARS 00/100 ($ 30,000.00) 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 ~~the~~ _____ ~~Civil District of~~ DAVIDSON County, Tennessee, to wit:

Described property located in Davidson County, Tennessee to wit:

Lot Number 86 on the Plan of Hazelwood, Section 11, of record in Plat Book 4300, Page 22, Register's office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to **HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD3, ASSET BACKED PASS-THROUGH CERTIFICATES** by SUBSTITUTE TRUSTEE'S Deed, dated 2/1/10 and recorded 2/16/10 in Instrument Number, 201002160011661, in the Register's Office for DAVIDSON County.

PARCEL#: 14812017100

Commonly known as: 116 DOWDY COURT, ANTIOCH, TN 37013

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 ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD3, ASSET BACKED PASS-THROUGH CERTIFICATES, by and through Ocwen Loan Servicing, LLC, attorney in fact

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

By: _____

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

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, Renee Hensley, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She is the manager Of Ocwen Loan Servicing, LLC as attorney in fact for HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD3, ASSET BACKED PASS-THROUGH CERTIFICATES 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 17 day of December, 2010.

_____
Notary Public Seal

My Commission Expires: July 5, 2014

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

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I, Adrienne Delgado, 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

State of Pennsylvania

County of Montgomery

Personally appeared before me, Sarina Oeub, a notary public for this county and state, Adrienne Delgado who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/29/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARINA OEUB, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires June 29, 2011