This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2891

STATE OF Tennessee)
COUNTY OF Davidson)
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 $ 52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cam Tiesl
Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of January, 2011.

Dana Delworth
Notary Public
My Commission Expires: 01/07/2013
(Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Good Neighbor Properties LLC
701 Maplewood Lane
Nashville, TN 37216

Send Tax Bills to:
new owner

Map-Parcel Numbers
061-10-0-201.00

BILL GARRETT, Davidson County
Trans:T20110006853 DEEDWARRSP
Recvd: 02/02/11 14:50 2 pgs
Fees:13.00 Taxes:192.40
20110202-0009452

SPECIAL WARRANTY DEED
(Corporation)

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20070828-0103078, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Good Neighbor Properties LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Maplewood Heights of record in Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-1 by Trustee's Deed filed September 30, 2010 as Instrument No. 20100930-0078072 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3865 Edwards Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto its successors and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 18th day of January 2011.

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

BY: _____

ITS: MELANIE HOPKE Vice President Loan Documentation

Certificate of Acknowledgment

State of Iowa)ss.

County of Dallas

* Vice President Loan Documentation

Personally appeared before me, the undersigned Notary Public, Melanie Hopke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the * VP of the Attorney-in-Fact of the maker 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 and official seal, at office this 18th day of January 2011.

Kelli Harryman
Notary Public

KELLI HARRYMAN
Commission Number 755525
My Commission Expires
October 29, 2011

My commission expires:

10/29/11
(Seal)