BILL GARRETT, Davidson County
Trans:T20110011217 DEEDWARRSP
Recvd: 02/23/11 15:57 3 pgs
Fees:18.00 Taxes:174.27
20110223-0015031

SPECIAL WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February 2011

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Shafer (NAME)	**Troy Shafer** (NAME)	No. 07201008900
2552 Slaydon Drive (ADDRESS)	208 Windsor Terrace Dr. (ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR , **The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates.** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Troy Shafer** * , AND HIS HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot 614, PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 6, as shown on plat of record in Plat Book 6900, Page 753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Commercial Federal Mortgage Corporation to Phyllis Y. Boyd as recorded on the 9th day of November, 1992 in Book 8781, Page 433 and Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates as recorded on the 31st day of March, 2010 in Instrument No. 20100331-0023928, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Troy Shafer** , and his/her/their assigns, forever.

unimproved ☐

This is improved ☒ property, known as 2552 Slaydon Drive Nashville 37207

Said Grantor **The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates.**,
has executed this deed this _____

For the property commonly known as:
2552 Slaydon Drive
Nashville, TN 37207

The Bank of New York Trust Co, N.A., as
Trustee for the registered holders of ACE
Securities Corp. Home
Equity Loan Trust, Series 2004-HS1,
Asset Backed Pass-Through Certificates

BY: 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, a Notary Public in and for the State and County aforesaid, appeared Robert Kaltenbach, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Senior Manager of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates**, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20110223-0015030 of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this February 11, 2011

Notary Public

My Commission expires: Nov. 19, 2012

MILENRI FIGUEROA
MY COMMISSION # DD839746
EXPIRES November 19, 2012
(407) 398-0153 FloridaNotaryService.com

RETURN TO:

2552 Slaydon Drive
Nashville, TN 37207