Davidson County	DEEDWARRSP
Recvd: 09/20/11 09:00	5 pgs
Fees:28.00 Taxes:336.70	
20110920-0072647	

Commitment Number: 166604
Seller's Loan Number: 0022694335

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
JAMES H. NEVANS, 410 FIVE OAKS BLVD LEBANON, TN 37087

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-06-0-B-152.00CO

SPECIAL/LIMITED WARRANTY DEED

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1, by American Home Mortgage Servicing as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $91,000.00 (Ninety-One Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JAMES H. NEVANS*** hereinafter grantee, whose tax mailing address is **410 FIVE OAKS BLVD., LEBANON, TN 37087**, the following real property:

*single

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being lot No. 216 on the plan of Waterford Phase 4B of record in Plat Book 7900, Page 770, Register's Office for said County, to which reference is made for a more complete description.
Property Address is: 2269 RIVERWAY DR., OLD HICKORY, TN 37138

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110531-0041329**

Executed by the undersigned on SEP 7 2011, 2011:

Cari Bevins

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1, by American Home Mortgage Servicing as Attorney In Fact

By: Cari Bevins
~~Assistant Secretary~~

Its: _____

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on SEP 7 2011, 2011 by Cari Bevins its Assistant Secretary on behalf of **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF TEXAS
Kelli S Coleman
My Commission Expires
02/08/2015

Notary Public Kelli S. Coleman

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $91,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of September, 2011.

NOTARY PUBLIC STATE OF TEXAS
Kelli S Coleman
My Commission Expires
02/08/2015

Cari Bevins
Affiant

Cari Bevins
Assistant Secretary
Print Name

(Seal)

Notary Public

My commission expires:
2/8/15

Kelli Coleman
Print Name

True Copy Certification

I, Karen Sciaretta, 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.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013