THIS INSTRUMENT PREPARED BY:

Craig W. Syby, Esq.
c/o All Real Estate Solutions, LLC
781 Beta Drive
Suite I
Mayfield Village, OH 44143
ARES File No. 641

Address New Owner(s)
Deana Spruill
4805 BIG HORN DRIVE
OLD HICKORY, TN 37138

Davidson County DEEDWARRSP
Recvd: 01/17/12 14:55 3 pgs
Fees:18.00 Taxes:246.05
20120117-0004632

Send Tax Bills To:
DEANA SPRUILL
4805 BIG HORN DRIVE
OLD HICKORY, TN 37138

Map & Parcel Nos.:
06513003800

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3 **day of** January, **20**12, by and between **HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates**, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and **Deana Spruill**, party of the second part,

WITNESSETH: That for and in consideration of **SIXTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($66,500.00)**, 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 Old Hickory, County of Davidson, State of Tennessee:

Lot 29, on the plan of Sherwood Forest, section one, as shown on plat of record in plat book 4175, page 153 in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates, by deed filed of record September 24, 2010, of record in Instrument No. 20100924-0076264, in the Office of the Davidson County Register.

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 it will warrant and forever defend against the lawful claims of all persons claiming against the acts of the party of the first part, and those claiming by and through said party, but none otherwise.

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 August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates

By Robert Kaltenbach
Title Senior Manager

STATE OF FLORIDA, COUNTY OF ORANGE

Before me, a Notary Public in and for said State and County aforesaid, personally appeared, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Authorized Agent of **HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates, by:** Robert Kaltenbach, Senior Manager**, it's Authorized Agent/Power of Attorney,** the within named bargainor, a corporation, and that he/she as such authorized agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Authorized Agent.

WITNESS my hand and Official Seal at office this 3 **day of** January, 2012.

My commission expires:

Notary Public Deborah Goodwin, Notary

DEBORAH GOODWIN
MY COMMISSION # EE132784
EXPIRES: September 22, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

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, **$66,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Joe Hughes

Subscribed and sworn to before me, this 17th **day of** January, 2012.

Notary Public
My commission expires:

NOTARIAL SEAL
STATE OF OHIO

NATHAN FIJAL, Notary Public
In and for the State of Ohio
My Commission Expire 02-21-16

Property address:
4805 Big Horn Drive
Old Hickory, TN 37138

True Copy Certification

I, Joseph J. Hughes, 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

Joseph J. Hughes

State of Ohio

County of Cuyahoga

Personally appeared before me, Nathan Fijal, a notary public for this county and state, Joseph J. Hughes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NATHAN FIJAL, Notary Public
In and for the State of Ohio

My Commission Expires: 02-21-2016

Notary' Seal (if on paper)