BILL GARRETT, Davidson County
Trans:T20120038536 DEEDWARRSP
Recvd: 05/25/12 10:41 3 pgs
Fees:18.00 Taxes:185.00
20120525-0045422

This instrument prepared by:
Vicky Kinnard
First American Title
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(850)466-4520

File No.: **9909-4030852**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this May 15th, 2012, by and between **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2**, party of the first part, and **Yusuf Ahmed**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 63, SECTION 2, HICKORY VALLEY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 158, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, 10 WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO DANIEL SILVERMAN AND MAIKE SILVERMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM HAROLD G. KING AND DIANNE F. KING RECORDED MARCH 3, 2005 AT INSTRUMENT NO. 200503030023270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO THE WITHIN GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 200703080028566, REGISTER'S OFFICE FOR SAID COUNTY.

The Grantee(s), or Purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110819-0064321** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **16205016800**

X Improved OR
Unimproved property located at: **5405 COUNTRY DRIVE, NASHVILLE, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact



By: Jessica Yetton, AVP

****

Owner's Name: **Yusuf Ahmed**

and Address: **5405 COUNTRY DRIVE**
NASHVILLE, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Yusuf Ahmed
5405 Country Drive
Nashville, TN 37211

State of Arizona
Maricopa
County of _____

Before me, Susan Shambre (name of notary public) of the State and County mentioned, personally appeared Jessica Yetton, AVP with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be _____ (president or other officer authorized to execute the instrument) of **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015

Witness my hand and Seal at office in this May 15th, 2012.

Notary Public Susan Shambre

My Commission Expires: 5/27/2015

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Jessica Yetton, AVP

Subscribed and sworn to before me this May 15th, 2012

Notary Public
Susan Shambre

My Commission Expires: 5/27/2015

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015