BILL GARRETT, Davidson County
Trans:T20120063120 DEEDWARRSP
Recvd: 08/23/12 11:10 5 pgs
Fees:28.00 Taxes:127.65
20120823-0075879

Commitment Number: 3027340
Seller's Loan Number: 12-0016863

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
ANTJUAN L. HUGHES, 125 COVENTRY WOODS DRIVE #125 MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 052010A12500CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JULY 26, 2012, by and between **HSBC Bank USA, N.A., as Trustee for the Certificateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $34,500.00 (Thirty-Four Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **ANTJUAN L. HUGHES**, hereinafter grantee, party of the second part, whose tax mailing address is **125 COVENTRY WOODS DRIVE #125 MADISON, TN 37115**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $34,500.00 (Thirty-Four Thousand Dollars and Five Hundred Dollars and no Cents), 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 as set forth in the **Attached Exhibit A**. Said property is commonly known as **125 COVENTRY WOODS DRIVE #125 MADISON, TN 37115**.

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.

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, 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 has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20120124-0006507**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 125, SECTION ONE, REVISED COVENTRY WOODS-PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 567, SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED IN BOOK 6966, PAGE 370, 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 COVEYED TO KATHY M. MEADORS, UNMARRIED IN DEED DATED MARCH 31, 1999, RECORDED APRIL 5, 1999, IN BOOK 11415 Page 27, INSTRUMENT NO. 0569422, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Executed by the undersigned on JULY 26, 2012:

HSBC Bank USA, N.A., as Trustee for the Certificateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., As Attorney in Fact.

By: _____

Name: BARBARA NIX

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, KERNYCE KAREN KINDRED, a Notary Public of said State and County aforesaid, personally appeared BARBARA NIX its AVP on behalf of **HSBC Bank USA, N.A., as Trustee for the Certificateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., As Attorney in Fact**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANK OF AMERICA, NA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, NA Inc., by himself as such AAVP,.

Witness my hand and seal, this 26 day of JULY , 2012.

_____
Notary Public
KERNYCE KAREN KINDRED

My Commission Expires 10/22/13

KERNYCE KAREN KINDRED
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-22-13

Maximum principal indebtedness for Tennessee recording tax purposes is$34,500.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

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 $34,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of JULY, 20 12.

Affiant

BARBARA NIX, AVP
Print Name

KERNYCE KAREN KINDRED
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-22-13

(Seal)

Notary Public

My commission expires:

10/22/13

KERNYCE KAREN KINDRED
Print Name

CTIC# 12-806401-7