This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

BILL GARRETT, Davidson County
Trans:T20140014135 DEEDWARRSP
Recvd: 02/28/14 12:33 3 pgs
Fees:18.00 Taxes:132.37
20140228-0017384

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CINDY MCGUIRE	**CINDY MCGUIRE**	**108-08-0-119.00**
3203 TRAILS END LANE NASHVILLE TN 37214	**3203 TRAILS END LANE NASHVILLE TN 37214**	

FOR AND IN CONSIDERATION of the sum of $35,777.00 (Thirty Five Thousand Seven Hundred Seventy Seven Dollars and Zero Cents), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2007-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-2** *have this day bargained and sold, and do hereby transfer and convey unto the said* **CINDY MCGUIRE,** unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

All that certain parcel of land in the County of Davidson, State of Tennessee being known and designated as: LAND in Davidson County, Tennessee, being Lot No. 3A of the Zone Lot Division of Lot No. 3 of the Trailwood Subdivision, Section I, as of record in Book 6250, Page 208, which amends Plan recorded in Book 5210, Page 351, said Register's Office, to which reference in made for a more complete description.

Being the same property as conveyed from SHAPIRO & KIRSCH, LLP to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2007-2 TRUST, HOME EQUITY ASSET-

BACKED CERTIFICATES, SERIES 2007-2, as described in Doc. No. 20121009-0092306, Recorded 10/09/2012 in Davidson County Records.

Power of Attorney of record in Instrument 20140228-0017383 said Register's Office.

Property known as: **3203 TRAILS END LANE NASHVILLE TN 37214.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 20th *day of* Feb. *, 2014 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2007-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-2, by Wells Fargo Bank, NA, who is appointed as attorney in fact

2/20/14

Christine Guevara

Authorized Signer

By: Wells Fargo Bank, N.A.,
as Attorney-in-Fact

State of CALIFORNIA

County of SANTA CLARA

On FEBRUARY 20, 2014 before me, KELSEY ROSE CAMELLO, a Notary Public, personallyappeared CHRISTINE GUEVARA,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KELSEY ROSE CAMELLO
COMM. NO. 1976630
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CLARA
COMM. EXPIRES APRIL 28, 2016

Signature Kelsey Rose Camello

(Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $35,777.00.

Cindy McGuire
Affiant

Subscribed and sworn before me this the 20th day of February, 2014.

My Commission Expires: 8/23/16

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.