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Return to:

JD
Southern Trust Title Company
6465 Quail Hollow, Suite 401
Memphis, TN 38120

INDEXING INSTRUCTIONS: LOT 17, FLICKER RIDGE SUBDIVISION, a subdivision in
Section 34 T2S R9W (Street Address - 270 Hwy 301 N., Lake
Cormorant, MS 38641) *PB 37 P342*

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred and Ninety-Five
Thousand and One Hundred and Ninety-Nine Dollars (\$195,199.00), cash in hand paid, and other
good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

HSBC BANK USA N.A.,
as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust,
and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust
2007-HE1 Asset Backed Pass-Through Certificates, Grantor

Address: 1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Telephone: (561) 682-7000

does hereby sell, convey and specially warrant unto

Aroun Sengmany and Vete Phothisene*Grantees
***Husband and Wife, as Tenants by the Entirety and Not as Tenants in Common**
Address: 2496 Wood Hill Dr., Horn Lake, MS 38637
Telephone: (901) 491-9028 *N/A*

the following described property lying and being situated in DeSoto County, Mississippi, more
particularly described as follows:

ATTACHED HERETO AS EXHIBIT A.

This conveyance is subject to all easements, roadways, servitudes, restrictive covenants,
zoning regulations and oil, gas and other mineral reservations, exceptions, conveyances and
leases, of record, or obvious upon inspection of the subject property.

It is agreed and understood that property taxes for the current year have been prorated as
of this date on an estimated basis. When said taxes are actually determined, if the proration as of

this date is incorrect, Grantee, or his assigns, shall be solely responsible for the payment of any deficit. Real property taxes for the current year, and subsequent years, are liens, but are not yet due and payable.

WITNESS THIS SIGNATURE this, the 20 day of September, 2011.



HSBC BANK USA N.A.,
as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust, and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates;

By Ocwen Loan Servicing, LLC, its Attorney-in-Fact, pursuant to that certain Limited Power of Attorney attached hereto:

BY: _____
Name: Renee Hensley
Title: Manager

STATE OF FLORIDA
COUNTY OF ORANGE

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Renee Hensley, who acknowledged to me that he/she is Manager of Ocwen Loan Servicing, LLC, Attorney-in-Fact for HSBC BANK USA N.A., and that as such and for and on behalf of Ocwen Loan Servicing, LLC, acting in its capacity as Attorney-in-Fact for HSBC BANK USA N.A., acting in its capacity as Trustee as described in the above and foregoing Special Warranty Deed, did execute, sign and deliver the above and foregoing instrument, on the date and for the purposes therein stated, being first duly authorized by said limited liability company and said Bank, so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 20 day of September, 2011.



NOTARY PUBLIC
Milenri Figueroa, Notary



EXHIBIT A

LOT 17, FLICKER RIDGE SUBDIVISION, a subdivision in Section 34 T2S R9W, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of DeSoto County, Mississippi in Plat Book 37 at Page 42 thereof.

LESS AND EXCEPT:

Southwest 1/4 of Section 34, Township 2 South, Range 9 West; Begin at a point that is 18.288 meters (60 Feet) Southeasterly of and perpendicular to the centerline of survey as shown on the right of way appraisal map for Federal Aid Project No. 46-0030-01-007-10 (102184/001000) at station 220 + 42.89; from said point of beginning run thence South 11 Degrees 33' West a distance of 71.415 meters (243.3 feet) to the Southwesterly line of Grantors (Walter J. Skeen and Rebecca D. Skeen in Book 349, Page 513) property; thence run North 77 Degrees 04' West along said Southwesterly property line, a distance of 17.404 meters (57.1 feet) to the present Southwesterly right of way line of Mississippi Hwy No. 301; thence run North 12 Degrees 55' East along said present Southwesterly right of way line of said Hwy a distance of 91.44 meters (300.0 feet) to the Northeasterly line of Grantors property; thence run South 77 Degrees 04' East along said Northeasterly property line a distance of 17.587 meters (57.7 feet); thence South 12 Degrees 09' West, a distance of 20.038 meters (65.740 feet) to the POINT OF BEGINNING.

BEING the same property conveyed to HSBC Bank USA, N.A. as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass Through Certificates from J. Gary Massey, Substitute Trustee, by deed dated May 19, 2011, and recorded on May 26, 2011, in Book 658, Page 233.