

Prepared By and Return To:

Name: Aaminah Reynoso

Tyler A. Gold, P.A.

1000 S. Pine Island Rd. #310

Plantation, FL 33324

TG10-6823

Folio Number: 293705GJ3304

Special Warranty Deed

THIS INDENTURE, made effective the 15th day of February, 2011, 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, whose address is: 4828 LOOP CENTRAL DRIVE, HOUSTON, TX 77081, hereinafter called the Grantor, and MARIE L. LUMA, A MARRIED WOMAN, hereinafter called the Grantee, whose address is: 139 RIDGEMONT CIRCLE SE, PALM BAY, FL 32909.

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in BREVARD County, Florida, viz:

Lot 4, Block 330, PORT MALABAR UNIT NINE, according to Map or Plat thereof as recorded in Plat Book 15, Page 1 through 9 of the Public Records of Brevard County, Florida.

AKA: 974 SE GRANDEUR STREET, PALM BAY, FLORIDA 32909

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

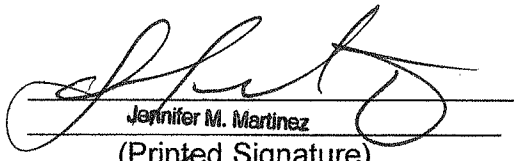
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

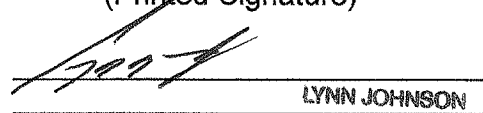
Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

**Signed, sealed and delivered
in our presence:**

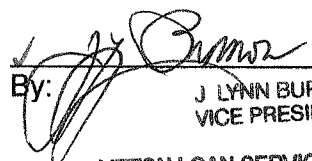
**HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE, UNDER THE
POOLING AND SERVICING AGREEMENT
DATED AUGUST 1, 2006, ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST,
SERIES 2006-FM1, ASSET BACKED PASS-
THROUGH CERTIFICATES**



Jennifer M. Martinez
(Printed Signature)



LYNN JOHNSON
(Printed Signature)

By: 

J LYNN BURROW
VICE PRESIDENT

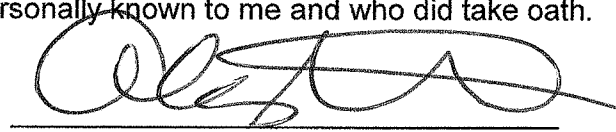
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

**STATE OF TEXAS
COUNTY OF HARRIS**

SS:

The foregoing instrument was acknowledged before me this 15 day of February, 2011 by J LYNN BURROW as Authorized Signatory of Litton Loan Servicing, LP, as Attorney in Fact for **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**, who is personally known to me and who did take oath.

(SEAL)



NOTARY PUBLIC (Signature)

