

This Instrument Was Prepared By:

Stacey Newman

REO Closing Coordinator

LAW OFFICES OF DAVID J. STERN, P.A.

900 South Pine Island Road, Suite 400

Plantation, FL 33324

File No.: 09-C28361

Tax Folio No: 03-04-25-007865-007-76

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 23rd day of December, **2009**, between , HSBC BANK USA, INC. (First Party) whose post-office mailing address is: 8480 Stagecoach Circle, Frederick, MD 21701 and LEHMAN BROTHERS HOLDINGS, INC., AS DEBTOR AND DEBTOR IN POSSESSION IN ITS CHAPTER 11 CASE IN THE U.S. BANKRUPTCY COURT FOR THE SOUTHERN DISTRICT OF NEW YORK, CASE NO. 08-13555 (JMP) (Second Party) whose post-office mailing address is: 1100 Virginia Drive Fort Washington, PA 19034.

WITNESSETH, that First Party, for and in consideration of the sum of \$10.00 and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is acknowledged, does hereby remise, release and quit-claim unto Second Party and Second Party's successors, administrators and assigns forever, all the right, title, interest, claim and demand which First Party has in and to the following described land situated in Clay County Florida:

Lot 76, OLDE SUTTON OAKS, according to the plat thereof, as recorded in Plat Book 32, Pages 52, 53, 54, 55, 56 and 57 of the Public Records of Clay County, Florida.

The undersigned Agent further states that the Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of First Party, either in law or equity, to the only proper use, benefit and behoof of Second Party forever.

IN WITNESS WHEREOF, First Party has caused this instrument to be signed and sealed by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered
in our presence:

HSBC BANK USA, INC.

[Signature]
Print Name: Mark Via

By: GMAC Mortgage, LLC F/K/A GMAC
Mortgage Corporation, It's Attorney-In-
Fact pursuant to Power of Attorney attached hereto.

[Signature]
Print Name: Issa Wilson

By: [Signature]
Print Name: Mark Via

Title: PMJO

(CORPORATE SEAL)

STATE OF Texas
COUNTY OF Collin

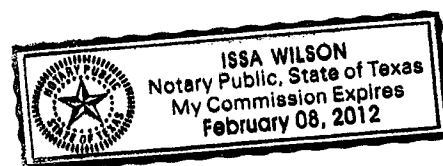


The foregoing instrument was acknowledged before me this 23 day of December, 2009, by Mark Via, as PMJO of GMAC Mortgage, LLC F/K/A GMAC Mortgage Corporation as Attorney-in-Fact for **HSBC BANK USA, INC.**, who executed same on behalf of the said corporation and who did take an oath (He/She is personally known to me or has produced as identification.

[Signature]
Notary Public, State of Texas

Print Name: Issa Wilson

My commission expires: 2/8/12



LIMITED POWER OF ATTORNEY

HSBC BANK USA, NATIONAL ASSOCIATION (hereinafter called "Trustee") hereby appoints **GMAC Mortgage, LLC** (hereinafter called "GMAC Mortgage"), as its true and lawful attorney-in-fact to act in the name, place and stead of Trustee for the purposes set forth below. GMAC Mortgage, LLC is the Servicer for many securitizations pursuant to the applicable Pooling and Servicing Agreements for each securitization (the "Agreements," see Exhibit A attached for a listing) now in existence and that will be formed from time to time.


The said attorneys-in-fact, and each of them, are hereby authorized, and empowered, as follows with respect to the loans, mortgages, and properties securitized pursuant to the Agreements:

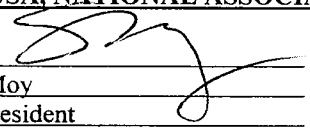
1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.
2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing claims and motions to lift stays, and other documents or notice filings on behalf of Trustee in connection with insurance, foreclosure, bankruptcy and eviction actions.
3. To endorse any checks or other instruments received by GMAC Mortgage, LLC and made payable to Trustee.
4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes GMAC Mortgage, LLC to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To do any other act or complete any other document that arises in the normal course of servicing.

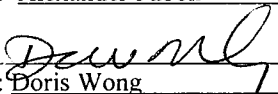
Dated: December 16, 2009

HSBC BANK USA, NATIONAL ASSOCIATION,

Witness:


Name: Alexander Pabon



Name: Susie Moy
Title: Vice President


Name: Doris Wong

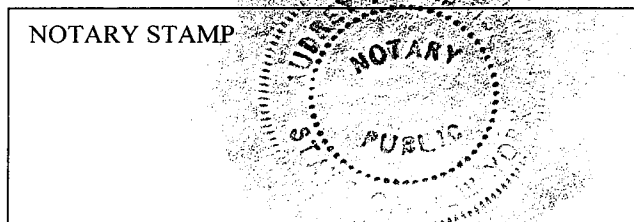
State of New York), County of New York)

BEFORE ME, Audrey Zabriskie, a Notary Public in and for the jurisdiction aforesaid, on this 16th day of December, 2009 personally appeared Susie Moy who is personally known to me (or sufficiently proven) to be a Vice President of HSBC Bank USA, as Trustee and the person who executed the foregoing instrument by virtue of the authority vested in him/her and he/she did acknowledge the signing of the foregoing instrument to be his/her free and voluntary act and deed as a Vice President for the uses, purposes and consideration therein set forth.

Witness my hand and official seal this 16th day of December, 2009.


My Commission Expires:
AUDREY H. ZABRISKIE
No. 01ZA6158890
Notary Public, State of New York
Qualified in New York County
My Commission Expires 01/16/2011

NOTARY STAMP



GMAC MORTGAGE, LLC
CERTIFICATE OF ASSISTANT SECRETARY

I, Carolyn B. Traczykiewicz, Assistant Secretary of GMAC Mortgage, LLC (the "Company"), hereby certify that the following is a true and correct copy of the resolution(s) adopted by the Board of Directors of the Company by the Unanimous Written Consent dated April 7, 2009, which resolution(s) I certify to be in full force and effect on the date hereof.

WHEREAS, the Company has entered into a Client Contract with The First American Corporation ("First American");

WHEREAS, management of the Company recommends that certain individuals within First American be delegated signature authority for the sole purpose of facilitating the sale of properties ("REO Properties") acquired by trustee's sale, foreclosure, deed-in-lieu of foreclosure or similar process and serviced by or on behalf of the Company;

THEREFORE, BE IT

RESOLVED, that the employees of First American listed below are solely authorized to execute the following documents on behalf of the Company:

- a. Purchase and sale contracts and other related documents necessary for the sale of REO Properties owned or serviced by or on behalf of the Company;
- b. Warranty deeds, special warranty deeds, quit claim deeds or the equivalent thereof, and other related closing documents necessary for the transfer of title to REO Properties owned or serviced by or on behalf of the Company;

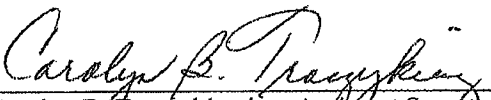
RESOLVED, that the following named employees of First American are hereby designated as authorized signatories of the Company for the sole purpose of executing the documents referenced above, with the authorized signatory title set forth opposite their names:

Kristen Songrath	Processing Management Junior Officer
Mark Via	Processing Management Junior Officer
Marvin Henkes	Processing Management Assistance Junior Officer
Cecilia Ramirez	Processing Management Assistance Junior Officer
Jamey Davis	Processing Management Assistance Junior Officer
Amanda Roberts	Processing Management Assistance Junior Officer
Charlotte Elliott	Processing Management Assistance Junior Officer
Mark Jones	Processing Management Assistance Junior Officer
Maria Carrillo	Processing Management Assistance Junior Officer

RESOLVED, that the foregoing resolutions replace any previous resolutions approved by the Board of Directors of the Company relating to the same subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed hereto the Company Seal
this 21st day of April, 20 09.

(Seal)


Carolyn B. Traczykiewicz, Assistant Secretary