Davidson County DEEDWARR
Recvd: 06/07/06 12:30 4 pgs
Fees:23.00 Taxes:1437.45



20060607-0067599

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Instrument prepared by:

Perrie & Cole Title of Tennessee, LLC
2100 Southbridge Parkway, Suite 650
Birmingham, AL 35209

Please Sent Tax
Notice/New Owner:
Jeffrey Sonsino
5 Jones Circle
Old Hickory, TN 37138

P&C # 5007-0015
REO # 0666274303
Parcel # 044-11-0 186.00
Address: 5 Jones Cricle, Old Hickory, TN37138

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-2 by Long Beach Mortgage Company, as Attorney in Fact, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Jeffrey Sonsino and** ★Michelle Sonsino (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and 2004 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 19 day of May, 2006.

Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-2 by Long Beach Mortgage Company, as Attorney in Fact

By: Rosa Salgado

CA

STATE OF ~~TENNESSEE~~)
COUNTY OF LA)

Personally appeared before me, Rosa Salgado, a Notary Public for the state and county aforesaid, Vice President, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of _____, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 19 day of May, 2006.

NOTARY PUBLIC

CYNTHIA HOFF
Commission # 1437640
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2007

CA

State of ~~Tennessee~~)
County of LA)

The actual consideration for this transfer is ~~$370,000.00~~ $388,500.00

Affiant

Subscribed and sworn to before me, this 19 day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

CYNTHIA HOFF
Commission # 1437640
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2007

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of River Vista Subdivision as of record in Book 1424, Page 118, as Resubdivided in Book 2330, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-2, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated 9/15/05, filed 9/23/05, of record in Instrument No. 20050923-0114487 Register's Office for Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

ADDENDUM TO SPECIAL WARRANTY DEED DATED May 19, 2006 FROM: Deutsche Bank National Trust Company as Trustee for Long Beach Loan Trust 2005-2 to Jeffrey Sonsino;

SPECIAL PROVISIONS: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED OR THE IMPROVEMENTS LOCATED THEREON (IN ANY), INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS", WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property;

(2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion of the herein described property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes at the time of transfer of title; and subsequent assessments or reassessments for this and prior years all of which Grantee assumes and agrees to pay; and

(6) Any condition that would be revealed by a physical inspection and survey of the herein described property.

In witness whereof and in acceptance of this Deed subject to the foregoing provision, the Grantee has set his/her hand(s) and seal(s) this 30 day of May, 2006.

_____(SEAL)
Jeffrey Sonsino

_____(SEAL)

_____
Notary Public

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007