RT 0979

SPECIAL WARRANTY DEED

PATTI RUSHTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2006

Notary Public

MY COMMISSION EXPIRES: 5-15-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. David Pearson	New Owner	119-13-0 155.00
(NAME)	(NAME)	
524 Morton Avenue	3217 Harpeth Springs Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 38122	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO J. David Pearson, _____ AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee being Lot No. 15 on the Map of H.G. McNabb Subdivision as of record in Bok 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3 by Substitute Trustee's Deed of record as Instrument No. 20060418-0043940, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 524 Morton Avenue Nashville 38211
improved
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee J. David Pearson, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

Davidson County DEEDWARR
Recvd: 07/17/06 12:50 3 pgs
Fees:18.00 Taxes:262.70

20060717-0085685

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3., has executed this deed this 8 day of June, 2006

Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3 by Long Beach Mortgage Comapny as Atty. in Fact.

By Rose Salgado

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rosa Salgado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Long Beach Mortgage Company, the Attorney in Fact of said Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3., the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20050524-0058619 of record in the Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8 day of June, 2006

Ruth Elizet Carrillo
Notary Public

My Commission expires: May 8, 2009

Upon oath Deutsche Bank National Trust Company warrants, covenants and certifies that it is one and the same entity as Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3

RUTH ELIZET CARRILLO
Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 8, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0979

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this June 8, 2006, before me personally appeared Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3, Owner of property and/or General Contractor, to me personally known, who, being duly sworn on (his /their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no proceedings in bankruptcy or receivership have been instituted by or against him/them.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanic's or materialmen's liens filed of record or un-filed claims or any other liens or encumbrances of any kind except as follows:

NONE

Affiant on behalf of said Owner of Property and/or General Contractor does for a valuable consideration hereby agree and guarantee to hold **Resource Title Agency of Tennessee, LLC** (by reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the County of Davidson, State of Tennessee, and are described as follows, to-wit:

524 Morton Avenue
NashvilleTN

BY LONG BEACH MORTGAGE COMPANY
AS ATTORNEY-IN-FACT

Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-3

June 8, 2006
Date

By: _____

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles
Sworn to and subscribed before me this 8th day of June, 2006

_____
Notary Public

My Commission expires:

RESOURCE TITLE AGENCY OF TENNESSEE FILE NUMBER: RT0979

RUTH ELIZET CARRILLO
Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 8, 2007