Davidson County DEEDWARR
Recvd: 03/08/07 09:15 2 pgs
Fees:13.00 Taxes:211.83

20070308-0028463

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $57,250.00

Subscribed and sworn to before me, this 21st day of February, 2007.

My Commission Expires:

Affiant CAROL WILKINSON, ASST. VICE PRESIDENT

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ALMA PENIX, married 139 BROOKE CASTLE DRIVE HERMITAGE, TN 37076 MAP & PARCEL NO. 075-08-0-A-035.00 CO	Alma Penix, married 139 Brooke Castle Dr. Hermitage, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DEUTSCHE BANK NATIONAL TRUST COMPANY, Trustee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ALMA PENIX, married,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 139 on the plan of condominium site of Brooke Castle Condominiums of record in Book 6250, page 627, and amended in Book 6727, page 762, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Deutsche Bank National Trust Company, trustee, by Trustee's Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee, dated November 15, 2006, and filed of record on November 27, 2006, in Instrument No. 20061127-0145658, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *139 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO

WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 21ST DAY OF FEBRUARY, 2007.

DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE
By: Chase Home Finance LLC, Successors by merger to
Chase Manhattan Mortgage Corp. as attorney-in-fact

by: CAROL WILKINSON, ASST. VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CAROL WILKINSON, ASST. VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the AVP of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 21ST day of February, 2007.

My Commission Expires: MAR 30, 2010

S. V. LUGO
COMM. #1655529
Notary Public - California
[illegible] County
[illegible] 30, 2010

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P.V. Lugo
Notary Public

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SPECIAL WARRANTY DEED
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