SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

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

RT2858

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Nguyen		173-01-0 269.00
(NAME)	(NAME)	
526 Maxine Drive	5440 Reagan Run	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/26/07 10:57 2 pgs
Fees:13.00 Taxes:229.40
20070426-0049786

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 2004-4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ken Nguyen, married 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:

Real estate located in Davidson County, Tennessee, described as follows:

Situate, lying and being in the County of Davidson, State of Tennessee, to-wit: Being Lot No. 13-B on the plan of Zone Lot Division, Lots 12, 13, 15 & 16, Section IV, Monte Carlo as of record in Book 5800, Page 242, and amended in Book 6250, page 577 (erroneously referred to Book 6250, page 856 in prior conveyance) Register's Office for Davidson County, Tennessee to which plan 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 2004-4 by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated January 11, 2007 and recorded January 22, 2007 in Instrument Number 20070122-0008459, 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 526 Maxine Drive Antioch 37013
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 Ken Nguyen, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4., 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.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4., has executed this deed this 21st day of March, 2007

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4 by Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company, its attorney in fact

By

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 Washington Mutual Bank, the Attorney in Fact of said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-4., 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 _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of March, 2007

Notary Public

My Commission expires: May 8, 2009

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

RT2858