RECORDER - PLEASE DO NOT PUBLISH

Davidson County DEEDWARR
Recvd: 05/31/07 14:14 4 pgs
Fees:23.00 Taxes:259.00

20070531-0064776

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061202085T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 071-16-0-129.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Aaron Fortner	SEND TAX BILL TO: Aaron Fortner	
(Name) 609 SITTING MILL CT	(Name) SAME AS NEW OWNER	
(Address) NASHVILLE TN 37211	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust, Series 2006-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Aaron Fortner, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1400 Jewell Street, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 22 DAY OF MAY, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust, Series 2006-1, By New Century as Attorney in Fact

By: Charlotte Shafer

Asst Vice President

Its: _____

State of California
County of Orange

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charlotte Shafer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~him~~/her self to be the ASSISTANT V.P. (Title of person signing) of DEUTSCHE BANK NATIONAL TRUST Co. (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Santa Ana, this May 22, 2007.

Notary Public

My Commission Expires: Jun 10 2009

JULIO GONZALEZ
Commission # 1578485
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,000.

Affiant

Subscribed and sworn to before me this 5/22/07

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PARTS OF LOT NOS. 26, 27 AND 28 ON THE MAP OF T.I. WARD'S SUBDIVISION OF LOTS IN WILLIAMS & HAYES COMPANY'S BELLEVIEW PLAN, AS OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS FRONT 70.4 FEET ON THE WESTERLY SIDE OF JEWEL STREET AND RUN BACK 165.72 FEET ON THE NORTHERLY SIDE AND 151.14 FEET ON THE SOUTHERLY LINE ALONG THE NORTHERLY MARGIN OF CROCKETT STREET, TO A DEAD LINE MEASURING 76.5 FEET. BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2006-1 BY SUBSTITUTE TRUSTEE'S DEED FROM KEVIN BLAIR, RECORDED ON THE 15TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061215-0154835, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

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

2. All valid oil, gas and mineral rights, interests 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(s) of the 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(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.