Davidson County DEEDWARR
Recvd: 06/04/07 08:15 4 pgs
Fees:23.00 Taxes:297.85

20070604-0065548

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

# SPECIAL WARRANTY DEED

| | | MAP/PARCEL NUMBERS: |
|---|---|---|
| | | 072-13-0-208.00 |
| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Sara Weedman | SEND TAX BILL TO:<br>Sara Weedman | |
| (Name)<br>918 Stouse Ave. | (Name)<br>Same As New Owner | |
| (Address)<br>Nashville, TN 37206 | (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 Trustee under the Pooling and Servicing Agreement Series ITF INABS 2005-D, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sara Weedman, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 918 Stouse Avenue, Nashville, TN, 37206, 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 17th, 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 Trustee under the Pooling and Servicing Agreement Series ITF INABS 2005-D, by: Indymac Bank, F.S.B. as its Attorney in Fact

BY: _____

Its: _____

State of Texas
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JK Huey, 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 S.V.P. (Title of person signing) of Indymac Bank FSB (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 _____, this 17th day of May 2007

STEFANIE SHENG
Notary Public
STATE OF TEXAS
My Comm Exp Apr 11, 2011

Stefanie Sheng
Notary Public

My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 80,500.00

Affiant

Subscribed and sworn to before me this 29th day of May, 2007

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# 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.

EXHIBIT "A"

BEING THE EASTERLY PART OF LOT NO 11 ON THE PLAN OF SPRINGDALE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS: BEGINNING ON THE S MARGIN OF STROUSE AVE AT A POINT 20 FT E OF THE CORNER OF LOTS NO 11 AND 12, THENCE S AND PARALLEL WITH THE LINE BETWEEN SAID TWO LOTS 119 FT TO THE N LINE OF LOT NO 10, THENCE WITH SAID LINE E 70 FT TO THE NE CORNER OF SAID LOT 10, THENCE N 122.3 FT TO THE S MARGIN OF STROUSE AVE, THENCE WITH SAID AVE W 98.5 FT TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2005-D BY TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND CHRISTOPHER S. GRAY AS CO-TRUSTEE, RECORDED ON THE 26TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070126-0011185; DEED TO STEVEN W. SNEED AND WIFE, KAREN D. SNEED FROM CHERYL L. TRUSCOTT, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF CORA C. BRIDGES, DECEASED, P
URSUANT TO, AND IN ACCORDANCE WITH, THE POWER AND AUTHORITY VESTED IN HER BY THE ORDER OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN MINUTE BOOK 328, PAGE 405, AS RECORDED ON THE 27TH DAY OF JANUARY, 1989 IN BOOK 7760, PAGE 75, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.