Davidson County DEEDWARR
Recvd: 06/12/07 09:59 2 pgs
Fees:13.00 Taxes:248.64
20070612-0070244

S&K #: 07-50144

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIX 2005-HE4 organized and existing under the laws of the United States of America, hereinafter called Grantor, and John E. Swaim hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Described property located in the 12th Civil District of Davidson County, Tennessee, to wit:

Lot Number 86 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Norton Avenue, at the corner of Lot Numbers 86 and 87; thence with the line between said two lots, southwardly 160 feet to the northwest corner of Lot Number 85; thence with the line between said Lot Numbers 85 and 86 eastwardly 88 feet to the westerly margin of Oakwood Avenue; thence with same northwardly 134.5 feet to the beginning of a curve; thence around said curve in a northwesterly direction 40.2 feet to the southerly margin of Norton Avenue; thence with same, westwardly 61.5 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20050818-0098653 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070320-0033722 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Deutsche Bank Trust Company Americas
formerly known as Banker's Trust Company, as
Trustee and Custodian for IXIX 2005-HE4

Title: Pamela J. Crocker, Vice President

By: Fidelity National Asset Management
Solutions, its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela J. Crocker, Vice President of Fidelity National Asset Management Solutions as Attorney-in-Fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIX 2005-HE4 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 4 day of June, 2007.

ELIAS AUKEE
Notary Public
State of Colorado

NOTARY PUBLIC

My Commission Expires: 3-2-11

STATE OF Colorado
COUNTY OF Jefferson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $67,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of June, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC Shelby County

My Comm. Exp. 12-13-08

My commission expires: 12/13/2008

Property Address: 544 Norton Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
John E. Swaim
1901 Fatherland
Nashville, TN 37206

Map & Parcel 07108016600

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
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Suite 410
Memphis, TN 38119