Davidson County DEEDWARR
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**This document prepared by**
**Title2Land, LLC**
**11851 Wentling Ave, Suite A**
**Baton Rouge, LA 70816**

# SPECIAL WARRANTY DEED

This Deed, made the 25th of March, 2008, by and between **Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2**, as first party, and **Simquita Ford**, as second party.

WITNESSETH:

That for and in consideration of the sum of **FIFTY and 00/100 ($50.00) DOLLARS,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

**A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being LOT NUMBER FIFTY-EIGHT (58), on the plan of LAKE TOWNE PARK SECTION 3, according to plat thereof recorded in Plat Book 6900, Page 355, Register's Office of DAVIDSON County, Tennessee. Being the same property conveyed to Charles Dale Allmon, II, by virtue of a Cash Deed dated March 24, 2000 from Andrew M. Cuomo, Secretary of Housing and Urban Development, or record as Instrument No 200003280031279, Register's Office for Davidson County, Tennessee. And last being the same property conveyed to Camel McCleve and wife, Angela McCleve, of record as instrument number 200506330063725, said Register's Office.**

**Being the same property acquired by SUBSTITUTE TRUSTEE'S DEED from ANGELA MCCLEVE AND CARNEL MCCLEVE to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL2 dated January 24, 2008 and recorded January 31, 2008 as INSTR #20080131-0009910, of the official records of DAVIDSON County, Tennessee.**

**Municipal Address: 404 Hickory Timber Court, Antioch, Tennessee 37013-5426**
**Tax Parcel Number: 15014001700**

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses 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.

**TO HAVE AND TO HOLD** unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

**Deutsche Bank National Trust Company,**
**as Trustee for Long Beach Mortgage**
**Loan Trust 2005-WL2**

**BY:** _____

**Harold Holbrook**
**Officer**

**STATE OF** Florida

**COUNTY OF** Duval **, to wit:**

CKC
Harold Holbrook

I, Carolyn K. Cloud, a notary public in and for the city and state aforesaid, do hereby certify that **Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2,** whose names are signed to the hereby annexed writing bearing date on the 5th day of March, 2008, have each acknowledged, subscribed and sworn the same before me.

Given under my hand this 5th day of March, 2008.

**My commission expires:** _____

Carolyn K. Cloud
**Notary Public**

CAROLYN K. CLOUD
Notary Public - State of Florida
My Commission Expires Apr 24, 2010
Commission # DD 544306
Bonded By National Notary Assn.

**Property Owner & Address:** **Simquita Ford**
404 Hickory Timber Ct
Antioch, TN 37013

**Tax Parcel No.:** **15014001700**

**Mail Tax Bill to:** **Simquita Ford**
**404 Hickory Timber Court**
**Antioch, TN 37013-5426**

**STATE OF TENNESSEE**

**COUNTY OF** Sumner **, to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND 00/100 ($113,400.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Simquita Ford
**Simquita Ford**

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2008.

**My commission expires:** 2/28/2011

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sondra Reece
**Notary Public**