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75405-52849312-LH

Davidson County DEEDWARR
Recvd: 06/09/08 12:26 4 pgs
Fees:23.00 Taxes:377.40
20080609-0059021

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080400336S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sorin Ivanovici and Monica Ivanovici	SEND TAX BILL TO: Sorin Ivanovici and Monica Ivanovici	MAP/PARCEL NUMBERS: 05208009500
(Name) 1312 Cheyenne Blvd	(Name) Same as	
(Address) Madison, TN 37115	(Address) New Orleans	
(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 of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sorin Ivanovici and Monica Ivanovici, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1216 Sioux Terrace, Madison, TN, 37115, 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.

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(Continuation of Special Warranty Deed)

Witness our hand as of the 4/23/08, 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 of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse by Citi Residential Lending Inc. as Attorney In Fact

By: _____

Name: Everett Kellis

Its: VP

State of CA
County of San Bernardino

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Everett Kellis who acknowledged to me that she/he is VP (Title of person signing) of Citi Residential Lending Inc (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 23rd day of April, 2008.

LILY HUYNH
Commission # 1626295
Notary Public - California
Los Angeles County
My Comm. Expires Dec 30, 2009

Notary Public
My Commission Expires: 12/30/09

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me this 6/3/08

GEORGETTE RASMUSSEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 7/23/11

TN_REO_Spec_Warranty_Deed.wpd
JMF / DS 2/27/...

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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.

RE: 1216 Sioux Terrace, Madison, TN 37115

EXHIBIT "A"

Being Lot No. 193 on the plan of Sequoia Valley Subdivision, Section 4, as of record in Plat Book 5200, Page 215, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description thereof.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W7 under the Pooling and Servicing Agreement as of November 1, 2003, without recourse by Trustee's Deed dated 1/9/08, and recorded 1/14/08, instrument no. 20080114-0003712, in the Register's Office of Davidson County, Tennessee.

RE: 1216 Sioux Terrace, Madison, TN 37115