Davidson County DEEDWARR
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Fees:23.00 Taxes:170.20

20080625-0065375

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080600469S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Adam Bennett	SEND TAX BILL TO: Matthew Adam Bennett	MAP/PARCEL NUMBERS:
(Name)	(Name)	
498 Whispering Hills Dr.	498 Whispering Hills Dr	
(Address)	(Address)	
Nashville, TN 37211	Nashville, TN 37211	72-10-241.00
(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 Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Matthew Adam Bennett, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1301 Monetta Avenue, Nashville, TN, 37216, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the See below, 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 Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns

By: _____

Name: Jason Neary AVP

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jason Neary who acknowledged to me that she/he is AVP (Title of person signing) of Saxon Mortgage Services, INC. (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17th day of June, 2008.

COURTNEY C ACOSTA
Notary Public
State of Colorado

Courtney C Acosta
Notary Public
My Commission Expires: 8/16/2011

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Lydia J Bennett
Affiant

Subscribed and sworn to before me this 6-20-08.

_____
Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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: 1301 Monetta Avenue, Nashville, TN 37216

EXHIBIT "A"

Property located at: 1301 Moneta Ave., Davidson County, Nashville, TN 37216 AND:

Being Lot No. 1 on the Map of Hodge Place, as of record in the Register's Office of Davidson County, Tennessee, in Book 4060, Page 180, described as follows:

Beginning at a point of the easterly side of Northview Avenue, said point being the front common corner of Lots Nos. 1 and 2 of said Subdivision, thence along the easterly side of said Avenue, 3 deg. 45' west 100.7 feet to a point at the beginning of a curve; thence along the curve to the left having a radius of 25.0 feet, southeasterly 39.1 feet to a point on the northerly side of Moneta Street; thence along the northerly side of last mentioned street, south 85 deg. 51' east 70.2 feet to a point; thence north 3 deg. 45' east 126.2 feet to the rear common corner of said Lots Nos 1 and 2; thence along the line between Lots Nos. 1 and 2, westerly 95.0 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Company Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-Eq1 By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successor And Assigns by Substitute Trustee's Deed recorded 12/6/07 in the Register's Office for Davidson County, Tennessee.

RE: 1301 Monetta Avenue, Nashville, TN 37216