BOX 13
14716

Davidson County DEEDWARR
Recvd: 12/29/08 12:11 4 pg:
Fees:23.00 Taxes:425.50
20081229-0122855

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-081201008A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Donna Wade	SEND TAX BILL TO: ~~Donna Wade~~ New Owner	MAP/PARCEL NUMBERS: 149070A09600CO
(Name) 4739 Clarksville PK.	(Name)	
(Address) Nashville TN	(Address)	
(City) (State) (Zip) 37218	(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 for IXIS 2006-HE2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Donna Wade, the Grantees herein, their successors, heirs and assigns, that certain

X improved · unimproved real estate located at 908 Septo Court, Antioch, TN, 37013, 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 *herein 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 as Trustee for IXIS 2006-HE2 by Saxon Mortgage Services Inc. as Attorney in Fact

By: Amanda Henry

Name: Amanda L. Henry-Niebur

Its: AVP

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Amanda L. Henry-Niebur who acknowledged to me that she/he is AVP (Title of person signing) of Saxon (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company as Trustee for IXIS 2006-HE2, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company as Trustee for IXIS 2006-HE2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company as Trustee for IXIS 2006-HE2 and the attorney-in-fact for said Grantor to do so.

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

CHANTELE HANSON
Notary Public
State of Colorado

Notary Public

My Commission Expires: 9/29/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.

Affiant

Subscribed and sworn to before me this 12/15/08.

Notary Public

My Commission Expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

RE: 908 Septo Court, Antioch, TN 37013

EXHIBIT "A"

Being Lot No. 96 on the Plan of Section I, Chelsea Village, as shown by plat of record in Plat Book 7900, Pages 199 through 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for IXIS 2006-HE2, its successors and assigns, by Trustee's Deed from Nationwide Trustee Serivices, Inc, recorded 9/24/2008, Instrument No. 20080924-0097071 in the Register's Office for said county.

RE: 908 Septo Court, Antioch, TN 37013

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: 908 Septo Court, Antioch, TN 37013

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED