Davidson County DEEDWARR
Recvd: 01/06/09 13:21 2 pgs
Fees:13.00 Taxes:247.90
20090106-0001282

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 22 day of December, 2008.

Notary Public
My commission expires: 1/23/10

02-0812-46344

Address of New Owner:	Send Tax Bills to:	Tax Information
Susan Pedersen 408 Dawn Dr Nashville TN 37211	Mary Massey 913 Waterswood Dr. Nashville, TN 37220	133-12-0 183.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset-Backed Pass Through Certificates, Series 2006-W3,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Susan Pedersen**, married **and Mary Massey**, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Section Two, Greenwood Hills, of record in Book 4955, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery R. McLerran and wife, Sheila D. McLerran by deed from Carolyn J. Cox Hamlin, dated February 24, 2000, recorded March 2, 2000, of record in Instrument No. 20000302-0020703, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset-Backed Pass Through Certificates, Series 2006-W3 by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee, dated May 15, 2008, recorded May 21, 2008, of record in Instrument No. 20080521-0052129, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to a power of attorney of record in Instrument No. 20080912-0093627, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 408 Dawn Dr, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of December , 2008.

Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset-Backed Pass Through Certificates, Series 2006-W3 by Citi Residential Lending Inc., Attorney-in-Fact.

By: _____
Everett Kellis

Its: Vice-President

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Everett Kellis , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Vice-President of Citi Residential Lending Inc., Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset-Backed Pass Through Certificates, Series 2006-W3, the within named bargainor, and that _he is authorized by Citi Residential Lending Inc. to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in San Bernardino, California, this 18 day of December 2008.

_____
Notary Public

My Commission expires

I. HARGRAVE
Commission # 1714147
Notary Public - California
Orange County
My Comm. Expires Jan 1, 2011