BILL GARRETT, Davidson County
Trans:T20090026446 DEEDWARR
Recvd: 04/22/09 10:31 3 pgs
Fees:18.00 Taxes:273.43
20090422-0036362

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this March 19, 2009, by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR27, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR27 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2006,** herein called Grantor, and **JOYCE J. CHAPMAN** herein called Grantee,

WITNESSETH: That for and In consideration of **SEVENTY THREE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($73,900.00)**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** in Instrument# 20081205-0118085

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of NA taxes for the year NA, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of DAVIDSON taxes for the year 2009, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

Power of Attorney of record in Instru #20090305-0019666, Register's Office of Davidson County, TN

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

WITNESS the signature of the Grantor the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR27, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR27 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2006, BY INDYMAC FEDERAL BANK, F.S.B., AS SUCCESSOR TO INDYMAC BANK, F.S.B. IT'S ATTORNEY IN FACT

By _____

Tim Beadnell, VP

Title

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned notary public of the State and County mentioned, personally appeared Tim Beadnell, VP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP of INDYMAC FEDERAL BANK, F.S.B. AS SUCCESSOR TO INDYMAC BANK, F.S.B. IT'S ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR27, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR27 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2006 the within named bargainor, a corporation, and that as such VP, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

WITNESS my hand and notarial seal at office this 19 day of March, 2009.

My commission expires:

Notary Public

SUSAN CHRISTINE LOCKHART
Notary Public, State of Texas
My Commission Expires
October 21, 2012

Witness my hand, at office: 7700 WEST PARMER LANE, BLDG D, AUSTIN, TEXAS 78729

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 73,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey Francis
Closer
Affiant

Witness my hand, at office: 3-19-09.

NOTARY PUBLIC

My Commission Expires:

SUSAN CHRISTINE LOCKHART
Notary Public, State of Texas
My Commission Expires
October 21, 2012

Property Address: **3715 FOLKSTONE DRIVE, ANTIOCH, TN 37013**
Owners' Names: **JOYCE J. CHAPMAN**
Owner's Address: **3715 FOLKSTONE DRIVE, ANTIOCH, TN 37013**
Mail Tax bill to: JOYCE J CHAPMAN 1408 RUSOSA CT, ANTIOCH, TN 37013
This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

Escrow File No.: **RT9043**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 35-B, Zone Lot Division of Lots 32 thru 36 on the plan of Chelsea of Priest Lake, Section 1-A, as shown by plat of record in Plat Book 5200, Page 696, amended in Plat Book 6250, Page 35, of the Register's Office of Davidson County, tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawn Tynan and Derek Gallasher, Wife and Husband, by Warranty Deed from Amanda J. Hughes, Unmarried, dated June 22, 2006 and recorded June 27, 2006 in Instrument Number 20060627-0076886, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR27, Mortgage Pass-Through Certificates, Series 2006-AR27 under the Pooling and Servicing Agreement dated August 1, 2006 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated November 17, 2008 and recorded December 5, 2008 of record in Instrument No. 20081205-0118085, Register's Office for Davidson County, Tennessee.

Map and Parcel: 150-04-0 060.00

RETURN TO
RESOURCE TITLE AGENCY, INC.
2630 Elm Hill Pike, Suite 350
Nashville TN 37214