THIS INSTRUMENT PREPARED BY:

Melinda Sutherland
Heritage Title Services
315 W. Main St., Ste. 38
Hendersonville, TN 37075
615-826-6776

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Nancy McMillen
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans: T20090029753 DEEDWARR
Recvd: 05/05/09 13:44 3 pgs
Fees: 18.00 Taxes: 218.30
20090505-0041132

Address New Owner(s)
Hamid Zahrir and wife, Karima Zahrir
2193 Elb Lane
Brentwood, TN 37027

Send Tax Bills To:
Hamid Zahrir and wife, Karima Zahrir
same

Map & Parcel No:
149.09-0-189.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd day of April, 2009**, by and between **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3, by Rob Eliett, of Saxon Mortgage Services, Inc., it's Assistant Vice President, a Attorney-in-Fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3,** a corporation organized and existing under and by virtue of the laws of the State of **Ohio** by **Rob Eliett** it's **Assistant Vice President,** party of the first part, and **Hamid Zahrir and wife, Karima Zahrir,** party of the second part,

WITNESSETH: That for and in consideration of **FIFTY NINE THOUSAND AND 00/100 DOLLARS ($59,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee:

Lot Number 143 on the plan of Section Two, Terragon Trails, of record in Book 5050, Page 9, Register's Office for Davidson County, and more particularly described as follows:

Said Lot Number 143 fronts 33.16 feet on the easterly margin of Trappers Ridge and extends back 157.69 feet on the northerly line and 118.54 on the southerly line to a dead line in the rear, measuring 127.99 feet thereon.

Being the same property conveyed to Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3 by Substitute Trustee's Deed dated June 5, 2008 and recorded in Document #20080617-0062265, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and

ill warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3, by Robert Hoff AVP **of Saxon Mortgage Services, Inc., it's** AVP **, as Attorney-in-Fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3**

By: _____

Title: AVP

STATE OF Ohio, COUNTY OF Summit.

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3, by** Rob Elieff **of Saxon Mortgage Services, Inc., it's** AVP**, as Attorney-in-Fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for IXIS 2006-HE3,** the within named bargainor, a corporation, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such AVP.

WITNESS my hand and Official Seal at office this 23 day of April, 2009

My commission expires: Sept. 18, 2013

NOTARIAL SEAL STATE OF OHIO

BRIAN J. KUTZ
Notary Public
In and for the State of Ohio
My Commission Expires
September 18, 2013

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$59,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2009

Melinda Sutherland

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Property address:
4817 Trappers Ridge
Antioch, TN 37013
LB187000216