RT9042 RW

BILL GARRETT, Davidson County
Trans:T20090035812 DEEDWARR
Recvd: 06/01/09 11:36 3 pgs
Fees:18.00 Taxes:367.78
20090601-0050006

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this May 13, 2009, by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC IMSC MORTGAGE LOAN TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-F3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2007** herein called Grantor, and **WALTER L. HITE**, herein called Grantee,

WITNESSETH: That for and In consideration of **NINETY NINE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS ($99,400.00)**, 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** under Instrument No. 20090506-0041658

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 N/A taxes for the year N/A, 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.

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 IMSC MORTGAGE LOAN TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-F3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2007, BY INDYMAC FEDERAL BANK, F.S.B., AS SUCCESSOR TO INDYMAC BANK, F.S.B. IT'S ATTORNEY *IN FACT

By _____

Eric Friedman
Title Senior Vice President

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned notary public of the State and County mentioned, personally appeared Eric Friedman, 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 S.V.P. 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 IMSC MORTGAGE LOAN TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-F3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2007 the within named bargainor, a corporation, and that as such Eric Friedman, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as S.V.P. The instrument is executed pursuant to the authority granted in that certain Power of Attorney, of record in Book _____, Page _____, or instrument # 20090305-0019666, in the official records of the aforementioned County.

WITNESS my hand and notarial seal at office this 13 day of May, 2009.

My commission expires:

_____
Notary Public

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

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 $99,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Witness my hand, at office: 5/13/09

Stacey Francis
Closer

_____
NOTARY PUBLIC

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

My Commission Expires:
Property Address: **572 OLD LEBANON DRIVE, HERMITAGE, TN 37076** MAP 086-07
Owners' Name: **WALTER L. HITE** PARCEL 71
Owner's Address: **572 OLD LEBANON DRIVE, HERMITAGE, TN 37076**
Send Tax Bill To: Owner
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**

EXHIBIT "A"

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

Being Lot 115, Final P.U.D. Plan, Phase 3, Jackson's Retreat, as shown by plat of record in Book 5200, Pages 517 and 518, 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 of IndyMac IMSC Mortgage Loan Trust 2007-F3, Mortgage Pass-Through Certificates, Series 2007-F3 under the Pooling and Servicing Agreement dated August 1, 2007 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated November 13, 2008 and recorded December 5, 2008 of record in Instrument No. 20081205-0118094, re-recorded in Instrument No. 20090506-0041658 Register's Office for Davidson County, Tennessee.