SPECIAL WARRANTY DEED

KAREN WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090036237 DEEDWARR
Recvd: 06/02/09 11:25 2 pgs
Fees: 13.00 Taxes: 358.90
20090602-0050596

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9512

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Florin Dumitrescu and Gina Dumitrescu			Florin Dumitrescu and Gina Dumitrescu			018-15-0 020.00 /
(NAME)			(NAME)			
545 A B Moncrief Avenue			2067 Graceland Drive			
(ADDRESS)			(ADDRESS)			
Goodletsville	TN	37072	Goodletsville, TN		37072	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Florin Dumitrescu and Gina Dumitrescu, husband and wife

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being the northerly part of Lot No. 40 of the unrecorded Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7,1978, as follows:

Beginning at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet; thence leaving the road S 21 degrees 13 minutes West for a distance of 381 .50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the
southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a easterly (erroneously referenced as westerly in prior deeds) direction a distance of 106.23 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated October 16, 2008 and recorded October 22, 2008 in Instrument Number 20081022-0105830, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐					
This is ☒ improved	property, known as	545 A B Moncrief Avenue	Goodletsville	37072	
		(House Number, (Street)	(City or Town)	(Postal Zip)	

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Florin Dumitrescu and Gina Dumitrescu, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11, has executed this deed this ~~21st~~ 27th day of April, 2009

Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11 by JPMorgan Chase Bank N.A. as successor in interest to Washington Mutual Bank, Attorney in Fact

By Kelly Livingston
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kelly Livingston, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of JPMorgan Chase Bank NA as successor in interest to Washington Mutual Bank, the Attorney in Fact of said Deutsche Bank National Trust Co as trustee for Long Beach Mortgage Loan Trust 2006-11, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20090325-0026921 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of April, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Alma I. Cornwell
Commission # DD748277
Expires: JAN. 13, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission expires:

Alma I. Cornwell
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Alma I. Cornwell
Commission # DD748277
Expires: JAN. 13, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9512