This Instrument prepared by: Real Estate Title Services, 5909 Shelby Oaks Drive, Suite 153, Memphis, TN. 38134 Phone (901)-383-8599

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of May, 2009, by and between, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-4 by JP Morgan Chase Bank, NA, its attorney in fact, party of the first part and Anthony R. Phillips, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed 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 County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being the South 37 1/2 feet of Lot No. 18 of the W.S. Settle Subdivision of Lot No. 7 of the Woodard Plat of Lots, as of record in Book 57 Page 132, Register's Office of Davidson County, Tennessee.

This being the same property being conveyed to Grantor by Substitute Trustees Deed filed Instrument No. 20090122-0005368 in the Register's Office of 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, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered, except for: 2009 County property taxes, being a lien not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record in Book 57, Page 132 and all other matters in the Register's Office of Davidson County, Tennessee. Property is being sold "As Is"

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, by no others .

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-4 by JP Morgan Chase Bank, NA, its attorney in fact,

BILL GARRETT, Davidson County
Trans:T20090037575 DEEDWARR
Recvd: 06/05/09 11:31 2 pgs
Fees:13.00 Taxes:203.50

20090605-0052281

STATE OF UT
COUNTY OF DUVAL

On this 22 day of MAY, 09, before me appeared Kelley Livingston to me personally known (or proved to me on me basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Vice President of JP MORGAN CHASE BA and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association), by authority of its Board of Directors (or Trustees) and said Kelly Livingston, V.P. acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and Notary Seal at office the day and year above written

Notary Public

MY COMMISSION EXPIRES:

MISTY BREVALDO MY COMMISSION # DD864114 EXPIRES March 10, 2012 FloridaNotaryService.com

STATE OF UT
COUNTY OF DUVAL

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 $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Bernadette Gilmore

Subscribed and sworn to before me this the 22 day of MAY, 2009

Notary Public

My commission expires:

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Property Address: 1819 14th Avenue North, Nashville, TN 37208

Property Owner and Address: Anthony R. Phillips, 1819 14th Avenue North, Nashville, TN 37208

THIS INSTRUMENT PREPARED BY: Real Estate Title Services

Mail Tax Notices To: Anthony R. Phillips, 1819 14th Avenue North, Nashville, TN 37208

Parcel ID# 081-0-70-303.00

MT#

STATE TAX: $____
REGISTER'S FEE: $____
RECORDING FEE: $____
TOTAL: $____

Filed by Real Estate Title Services