BILL GARRETT, Davidson County
Trans:T20090062746 DEEDWARR
Recvd: 09/14/09 11:51 5 pgs
Fees:28.00 Taxes:266 40
20090914-0085606

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090900628S
615 503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: J.T. SPAIN CONSTRUCTION COMPANY, INC.	SEND TAX BILL TO: J.T. SPAIN CONSTRUCTION COMPANY, INC.	MAP/PARCEL NUMBERS: 04305016500
(Name) 5885 Buzzard Creek Rd	(Name) Same	
(Address) Cedar Hill, TN	(Address) as new owner	
(City) (State) (Zip) 37032	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto J.T. SPAIN CONSTRUCTION COMPANY, INC. , the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 117 Garner Ave, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the September 3, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3 by Carrington Mortgage Services LLC as Attorney In Fact

By: _____

Name: _____

Its: TOM CROFT VICE PRESIDENT OF REO

State of _____

County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____(Title of person signing) of _____(Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____.

See Loose Cert - Attached Wording

Proper CA Notorial

_____
Notary Public

My Commission Expires: _____

State of Tennessee

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00

_____
Affiant

Subscribed and sworn to before me this September 4, 2009

_____
Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

RE: 117 Garner Ave, Madison, TN 37115

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

NSR-090900628S
09/02/09 @ 02:45 PM

ACKNOWLEDGMENT

State of California
County of Orange)

On Sept. 03, 2009 before me, R. Guillen, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared — Tom Croft —
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. GUILLEN
COMM. # 1834175
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 3, 2013

Signature _____ (Seal)

EXHIBIT "A"

Land situated in the 11th Civil District of Davidson County, Tennessee, described as follows, to wit:

Tracts 31-32, Block B, of Kennaston Estates, a subdivision in the Eleventh Civil District of Davidson County, State of Tennessee, a plat of which subdivision is of record in Book 843, Page 83, Register's Office if said County.

Being the same property conveyed to Deutsche Bank National Trust Company, As Indenture Trustee For New Century Home Equity Loan Trust 2005-3 by Trustee's Deed recorded 11/6/08, instrument no. 20081106-0110355, in the Register's Office of Davidson County, Tennessee.

RE: 117 Garner Ave, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 117 Garner Ave, Madison, TN 37115