Box 13
#15366

RT9476 KW

BILL GARRETT, Davidson County
Trans:T20090070127 DEEDWARR
Recvd: 10/15/09 09:49 3 pgs
Fees:18.00 Taxes:800.87
20091015-0095429

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this October 6, 2009, by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR15 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2006,** herein called Grantor, and **FAIZA RASHID AND LOKMAN RASHID**, herein called Grantees,

WITNESSETH: That for and In consideration of TWO HUNDRED SIXTEEN THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS ($216,450.00), 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# **20090212-0012277**

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 _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2010, 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 INDX MORTGAGE LOAN TRUST 2006-AR15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR15 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2006, BY ITS ATTORNEY IN FACT ONEWEST BANK, FSB

By _____

Terri Hunter
Title Vice President
HLS-REO

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary public of the State and County mentioned, personally appeared Terri Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the VP REO of ONEWEST BANK FSB AS ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR15 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2006 the within named bargainor, a corporation, and that as such Terri Hunter, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as VP REO. The instrument is executed pursuant to the authority granted in that certain Power of Attorney, of record in Book _____, Page _____, or instrument # 200906008-0052810, in the official records of the aforementioned County.

WITNESS my hand and notarial seal at office this 6 day of October, 2009.

My commission expires: 9/17/13

_____
Notary Public

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Witness my hand, at office:

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 ($216,450.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

_____
Affiant Karla Aguilar
Closer

Witness my hand, at office:

_____
NOTARY PUBLIC

My Commission Expires: 9/17/13

Property Address: **2317 FOREST LAKE DRIVE, NASHVILLE, TENNESSEE 37211**
Owner's Names: **FAIZA RASHID AND LOKMAN RASHID**
Owner's Address: **2317 FOREST LAKE DRIVE, NASHVILLE, TENNESSEE 37211**
Map and Parcel# **180-04-0-A 142.00 CO**
Mail Tax bill to: New 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**

Escrow File No.: **RT9476**

EXHIBIT "A"

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

Being Lot No. 119 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument Number 20040915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR15, Mortgage Pass-Through Certificates, Series 2006-AR15 under the Pooling and Servicing Agreement dated May 1, 2006 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 15, 2009 and recorded February 12, 2009 of record in Instrument No. 20090212-0012277, Register's Office for Davidson County, Tennessee.