BILL GARRETT, Davidson County
Trans:T20090073194 DEEDWARR
Recvd: 10/28/09 10:26 2 pgs
Fees:13.00 Taxes:142.45
20091028-0099419

**THIS INSTRUMENT PREPARED BY:**
**ARNOLD M. WEISS - DISC 7816**
**Attorney at Law**
**208 Adams Avenue**
**Memphis, TN 38103**
**(901) 526-8296**

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of October, 2009 by and between, Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2006-6, hereinafter called Grantor, and Leland D. Watts, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being parts of lots 117 and 119 in Trimble's Addition of record in Book 19, Page 220, Register's Office for said County, and described as follows: Beginning at a point in the Southerly margin of Trimble Street at the common corner of Lot Numbers 117 and 119; thence Southerly 160 feet to the Northerly margin of an alley 8.5 feet East of the common corner of Lots 117 and 119;thence Westerly along the Northerly margin of the Alley, 37.5 feet to a point; thence Northerly 160 feet to the Southerly margin of Trimble Street; thence Easterly along the Southerly margin of Trimble Street, 37.5 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090817-0077073, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20 day of October, 2009.

Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2006-6, By Saxon Mortgage Services, Inc. it attorney in fact.

BY: _____

TITLE: Jodelle Herrera
Asst Vice-Pres

SAXON MORTGAGE SERVICES, INC. CORPORATE SEAL

STATE OF Florida

COUNTY OF Broward

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Jodelle Herrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant Vice President of Saxon Mortgage Services, Inc., and who acknowledged that she/he as Assistant Vice President, being authorized so to do, executed and delivered the foregoing instrument on behalf of Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2006-6, by and through Saxon Mortgage Services, Inc. (hereinafter referred to as "Deutsche Bank National Trust Company"), as its attorney-in-fact and as the free act and deed of the within named Deutsche Bank National Trust Company.

Witness my hand and seal, this 20 day of October, 2009.

JENNIFER COHEN
MY COMMISSION # DD 785243
EXPIRES: May 4, 2012
Bonded Thru Notary Public Underwriters

_____
Notary Public

My Commission Expires: 5/4/2012

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Property Address: 23 Trimble Street, Nashville, TN 37210
Parcel # 105040 034.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 38,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2009.

_____
Notary Public
My Commission Expires: 3/7/14

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

2671-082074-LC