AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS, TN 38120
File #C2131198 cjt/pwf

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of October, 2009 by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-6,** party of the first part, and **PTE Development, LLC**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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**, Tennessee:

Land in the 2nd Civil District of Davidson County, as described according to a boundary survey by McConnell Engineering Consultants, Inc., dated July 19, 1989, as follows: Beginning at an iron rod in the easterly margin of Mullins Road a/k/a Franklin-Limestone Road, said iron rod being the southwest corner of the herein described tract and the northeast corner of the J.R. Gregory property as recorded in Book 4922, Page 67, R.O.D.C., TN; thence with the easterly margin of Mullins Road, on a curve having a chord measure of N 17 deg. 09 mins. 50 secs, E 288.745 feet to an iron rod; thence S 85 deg. 17 mins. 22 secs. E 258.04 feet to an iron pin; thence S 71 deg. 19 mins. 58 secs. E 309.78 feet to an iron rod, said iron rod being located in the westerly boundary line of Piccadilly Square, Phase I, as recorded in Plat Book 5200, page 722, R.O.D.C. TN; thence with said boundary line, S 38 deg. 01 min. 13 secs. W 91.24 feet to an iron rod; thence S 40 deg. 44 mins. 17 secs. W 165.57 feet to a iron rod; thence N 84 deg. 56 mins. 13 secs. W 473.46 feet to the point of beginning, containing 3.20 acres, more or less.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20090817-0077069, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including Easements in Book 7405, Page 51, in the Register's Office of **Davidson** County, Tennessee; and year 2009 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

BILL GARRETT, Davidson County
Trans: T20090076855 DEEDWARR
Recvd: 11/10/09 13:28 2 pgs
Fees: 13.00 Taxes: 333.54
20091110-0104020

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 UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-6
By: Saxon Mortgage Services, Inc., it's Attorney in fact

By: _____
Printed Name: Cadee Taylor
Title: AVP

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Cadee Taylor, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AVP of **Saxon Mortgage Services, Inc.**, a corporation, which caused this instrument to be executed on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-6**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-6**.

WITNESS my hand, at office, this 3 day of Sept., 2009.

_____
Notary Public

Commission Expiration: 6/3/2013

Notary Public
RHONDA K KITCHEN
Commission #579023
My Commission Expires
June 3, 2013
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17406

Property Address:
610 Franklin Limestone
Nashville, TN 37217

TAX PARCEL ID NUMBER: 14900000500

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
PTE Development, LLC
2479 Murfreesboro Road #162
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF SHELBY

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 $90,147.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

_____
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF October, 2009.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

COMMISSION EXPIRATION: 2-13-13

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