BILL GARRETT, Davidson County
Trans:T20090082844 DEEDWARRSP
Recvd: 12/08/09 09:44 3 pgs
Fees:18.00 Taxes:259.00
20091208-0112150

RT 9816

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this Oct 19, 2009 ~~2008~~ Nunc Pro Tunc, by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007,** herein called Grantor, and **KAYLA ANN POE**, herein called Grantees,

WITNESSETH: That for and In consideration of **SEVENTY THOUSAND AND 00/100 DOLLARS ($70,00.00)**, 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 No. 20090403-0030184

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 n/a taxes for the year n/a, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2009, 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 is executed pursuant to the authority granted in that certain Power of Attorney of record in Book_____, Page _____ , or Instrument #_____, in the official records of the aforementioned County.

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 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 HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007, 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 himself to be the VP REO of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-B UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007**, BY ITS ATTORNEY IN FACT ONEWEST BANK, FSB 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 himself as VP REO . Power of Attorney in Instr #2009-0608-0052810

WITNESS my hand and notarial seal at office this 19 day of October 2009, ~~2008~~.

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: 7700 WEST PARMER LANE, BLDG D, AUSTIN, TEXAS 78729

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 $ 70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin Gale
Affiant

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

Witness my hand, at office: 10-19-09

NOTARY PUBLIC

My Commission Expires:
Property Address: **312 FLORA MAXWELL ROAD, NASHVILLE, TENNESSEE 37211**
New Owners' Names: **KAYLA ANN POE**
New Owner's Address: **312 FLORA MAXWELL ROAD, NASHVILLE, TENNESSEE 37211**

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

Map & Parcel: 147-08-0 017.01

Mail Tax Bills to: New Owner

Escrow File No.: **RT9816**

EXHIBIT "A"

Real estate located in the Twenty-Sixth (26th) Councilmanic District of Davidson County, Tennessee, described as follows:

Being at the southwest intersection of Flora Maxwell Road and Taylor Road and being bounded on the North by Flora Maxwell Road on the East by Taylor Road on the South by Buford and on the West by Maxwell described as follows:

Beginning at an iron rod (new) on the southerly margin of Flora Maxwell Road (50 foot right of way), said rod being the northeast corner of the Bruce Maxwell Land (Instrument number 20020508-0055085 Register's Office, Davidson County, Tennessee) and the northwest comer of the herein described land; thence with said southerly margin South 85 degrees 34 minutes 52 seconds East 52.94 feet to an iron rod (new) at the right-of-way return for Taylor Road; thence with a curve to the right with a radius of 25 feet a chord bearing and distance of South 40 degrees 20 minutes 21 seconds East 35.50 feet for an arc length of 39.48 feet to an iron rod (new) on the westerly margin of said Taylor Road (50 foot right-of-way); thence with said westerly margin South 04 degrees 94 minutes 10 seconds West 36.58 feet to an iron rod (new); thence with a curve to the left with a radius of 730.00 feet a chord bearing and distance of South 01 degree 50 minutes 34 seconds West 77.94 feet for an arc length of 77.98 feet to an iron rod (new); thence South 01 degree 13 minutes 02 seconds East 61.30 feet to an iron rod (new) in the northerly line of the William H. Buford land (Book 11174, Page 109 Register's Office, Davidson County, Tennessee); thence with said Buford's northerly line North 76 degrees 52 minutes 34 seconds West 88.77 feet to an iron rod (new) at said Maxwell's southeast corner; thence with said Maxwell, North 04 degrees 35 minutes 59 seconds East 187.23 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series 2007-B under the Pooling and Servicing Agreement dated June 1, 2007 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated March 18, 2009 and recorded April 3, 2009 in Instrument Number 20090403-0030184, Register's Office for Davidson County, Tennessee.