BILL GARRETT, Davidson County
Trans:T20090086703 DEEDWARRSP
Recvd: 12/28/09 12:39 4 pgs
Fees:23.00 Taxes:397.75
20091228-0117267

Commitment Number: 2046065
Seller's Loan Number: 12041700

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Minh Nguyen and **Uyen Nguyen**, 406 Basswood Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
090150-032.00

SPECIAL/LIMITED WARRANTY DEED

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1, whose mailing address is **4708 Mercantile Drive, Fort Worth, Texas 76137**, hereinafter grantor, for $107,500.00 (One Hundred and Seven Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Minh T. Nguyen** and **Uyen** * **Nguyen**, hereinafter grantees, whose tax mailing address is **406 Basswood Ave., Nashville, TN 37209**, the following real property: *wife, Trai N. Pham and

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows: Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 427 on the Plan of Charlotte Park, Section 6, as appears of record in Book 2900, pages 7 and 8, Register's Office for said County, described as follows: Beginning on the easterly margin of Basswood Avenue at the corner of Lots Nos. 426 and 427; thence with the line between said two lots eastwardly 161.8 feet to the southwesterly line of Lot No. 423; thence with said line southeastwardly 25.7 feet to the northwest corner of Lot

No. 431; thence with the westerly line of Lots Nos. 431 and 430 southwardly 33.1 feet to the corner of Lots Nos. 427 and 428; thence with the line between said two lots, southwestwardly 163.5 feet to the easterly margin of Basswood Avenue; thence with said Avenue, northwardly 97 feet to the beginning. Being the same property as conveyed from Nationwide Trustee Services, Inc. to Deutsche Bank National Trust Company as Trustee for Saxon Asset Securities Trust 2007-1 as described in Deed Inst. 20090916-0086449, Official Records.
Tax/Parcel ID: 090150-032.00
Property Address is: 406 Basswood Ave., Nashville, TN 37209

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20090916-0086449**

Executed by the undersigned on 12-4, 2009:

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1 by Saxon Mortgage Services, Inc., as Attorney in Fact

By: Sheri L Goko

Its: AVP

STATE OF Pennsylvania
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on Dec 4, 2009 by Sheri L Goko its AVP on behalf of **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1, by Saxon Mortgage Services, Inc., as Attorney in Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Mary M. Goddard
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is $107,500.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $107,500 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of December, 20 09.

Affiant

Mary Jane Knox
Print Name

(Seal)

Notary Public

My commission expires:

04/06/2013

Larry N. Westbrook
Print Name

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN