SPECIAL WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,221.00

Mary A. Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2010

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Neely	Bank of America, N.Z.	150-10-0 151.00
(NAME) 3116 Roundwood Forest Lane	(NAME) 801 Crescent Centre Drive Suite 510	
(ADDRESS)	(ADDRESS) Franklin, TN 37067	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mary Neely,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot Number 34 on the Plan of Roundwood Forest, Section 2, as of record in Book 6250, Pages 548 and 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated November 2, 2009 and recorded November 12, 2009 in Instrument Number 20091112-0104261, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is unimproved ☐ improved ☒ property, known as 3116 Roundwood Forest Lane (House Number, (Street)) Antioch (City or Town) 37013 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Mary Neely, and his/her/their assigns, forever.

Said Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20100022954 DEEDWARRSP
Recvd: 04/19/10 10:30 2 pgs
Fees:13.00 Taxes:415.22
20100419-0029221

IN WITNESS WHEREOF, the said Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6, has executed this deed this 23rd day of February, 2010

Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 by Saxon Mortgage Services, Inc., Attorney in Fact

L. Dambowski

by AVP Sax

STATE OF OH

COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared L. Dambowski, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Saxon Mortgage Services, Inc., the Attorney in Fact of said Deustche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20100212-0011244, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of February, 2010

Notary Public

My Commission expires: 12-1-2014

NOTARIAL SEAL STATE OF OHIO

MICHELLE T SPITZER
Resident of Summit County
Notary Public, State of Ohio
My commission expires 12-1-2014

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

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