BILL GARRETT, Davidson County
Trans:T20100032372 DEEDWARRSP
Recvd: 05/28/10 14:16 3 pgs
Fees:18.00 Taxes:407.00
20100528-0041435

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100400209S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Diana Groza	SEND TAX BILL TO: Diana Groza	MAP/PARCEL NUMBERS: 043-14-0B-041.00-CO
(Name) 2016 Lombardia Ln.	(Name) 2016 Lombardia Ln.	
(Address) Madison, TN 37115	(Address) Madison, TN 37115	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Diana Groza, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2016 Lombardia Lane, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 4-20-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1 by Saxon Mortgage Services Inc. as Attorney In Fact

By: _____

Name: Norma J. Dudgeon, AVP

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Norma J Dudgeon who acknowledged to me that she/he is AVP (Title of person signing) of Saxon Mortgage Services INC (Name of Company), the attorney-in-fact for Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1, and that in its capacity as attorney-in-fact for Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 20 day of April, 2010.

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires

Notary Public
My Commission Expires: 12/4/2013

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $110,000.

Affiant

Subscribed and sworn to before me this 5/25/10

Notary Public

My Commission Expires: 2-18-13

KAYLA L. HARRINGTON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

RE: 2016 Lombardia Lane, Madison, TN 37115

EXHIBIT "A"

Being Lot No. 41 on the plan of Lanier Park, Phase One, of record in Instrument Number 20021022-0129511, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deutsche Bank Trust Company Americas, As Indenture Trustee For Saxon Asset Securities Trust 2006-1 by Trustee's Deed recorded 12/17/09, instrument no. 20091217-0114671, in the Register's Office for Davidson County, Tennessee.

RE: 2016 Lombardia Lane, Madison, TN 37115