SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100046037 DEEDWARRSP
Recvd: 07/28/10 08:15 2 pgs
Fees:13.00 Taxes:513.93
20100728-0058986

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES

NOTARIAL SEAL
PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT9828

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Nichols and Jacqueline Nichols	William H. & Jacqueline Nichols	041-02-0 015.00
(NAME)	(NAME)	
1420 Breckenridge Court	1420 Breckenridge Court	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Whites Creek, TN 37189	
(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, Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO William H. Nichols and Jacqueline Nichols,
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 No. 15 on the Plan of Breckenridge Valley, as of record in Book 4460, Page 167, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Walkup and Paula K. Roberts, unmarried persons, by Warranty Deed from Lester W. Parker and wife, Martha L. Parker dated October 6, 1995 and recorded October 13, 1995 in Book 9827, Page 628, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Kenneth Walkup and wife, Paula K. Walkup by Quitclaim Deed from Kenneth Walkup and Paula K. Roberts, unmarried persons, nka Kenneth Walkup and wife, Paula K. Walkup dated September 16, 1997 and recorded September 24, 1997 in Book 10619, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4 by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated January 5, 2010 and recorded January 19, 2010 in Instrument Number 20100119-0004471, said Register's Office.

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.

unimproved ☐
This is ☒ property, known as 1420 Breckenridge Court Whites Creek 37189
improved
(House Number, (Street) (City or Town) (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 William H. Nichols and Jacqueline Nichols, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4, 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.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4, has executed this deed this 28th day of April, 2010

Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4, by Litton Loan Servicing LP, Attorney-In-Fact

Sandra Castille
VICE PRESIDENT

state of TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President by Litton Loan Servicing LP, Attorney-In-Fact for Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2004-4 Asset Backed Certificates, Series 2004-4 the within named bargainor, and that he/she as such Vice President, 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 Book _____, Page _____ or in Instrument Number _____ of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16 July 2010

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

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

RT9828

1420 Breckenridge Court
Whites Creek, TN 37189