Davidson County	DEEDWARRSP
Recvd: 12/07/10 14:06	4 pgs
Fees:23.00 Taxes:96.20	
20101207-0097447	

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-101100557A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Phillip Wright	SEND TAX BILL TO: Phillip Wright	MAP/PARCEL NUMBERS: 072-10-0-035.00
(Name)	(Name)	
532 Mill Station Dr. (Address)	SAME (Address)	
Nashville TN 37207 (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 National Trust Company, As Trustee For Long Beach Mortgage Loan Trust 2006-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Phillip Wright, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1309 Litton Avenue, Nashville, TN, 37216, 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 12-1-10, 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 National Trust Company, As Trustee
For Long Beach Mortgage Loan Trust 2006-1 by
JPMorgan Chase Bank, N.A. as Attorney In Fact

By: _____

Name: Molly Schenck

Its: Vice President

State of Florida
County of Duval

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Molly Schenck who acknowledged to me that she/he is Vice President (Title of person signing) of JPMorgan Chase Bank, NA (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, As Trustee For Long Beach Mortgage Loan Trust 2006-1, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, As Trustee For Long Beach Mortgage Loan Trust 2006-1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, As Trustee For Long Beach Mortgage Loan Trust 2006-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 1st day of December, 2010.

JILL KELSEY
MY COMMISSION # DD 847251
EXPIRES: December 22, 2012
Bonded Thru Notary Public Underwriters

_____
Notary Public
My Commission Expires: 12-22-2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00.

_____
Affiant

Subscribed and sworn to before me this 12/7/10.

_____
Notary Public
My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RE: 1309 Litton Avenue, Nashville, TN 37216

EXHIBIT "A"

The westerly 1/2 of Lot Number 21, on the map of Keller's Subdivision, according to the map or plat thereof as recorded in Book 421, Page(s) 86, of the Public Records of Davidson County, Tennessee.

Said part of Lot No. 21 fronts 50 feet on the northerly side of Litton Avenue and extends back 252.75' on the westerly line and 254 feet, more or less on the easterly line, to a rear line measuring 50 feet.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1 from MCC TN, LLC, Substitute Trustee by Substitute Trustee's Deed, dated 09/16/2010, recorded on 09/23/2010 in Instrument No. 20100923-0075667, in the Register's Office for Davidson County, Tennessee.

RE: 1309 Litton Avenue, Nashville, TN 37216

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1309 Litton Avenue, Nashville, TN 37216