BOX 13
16068

Reserved for Recording Information

BILL GARRETT, Davidson County
Trans:T20110000638 DEEDWARRSP
Recvd: 01/04/11 09:43 3 pgs
Fees:18.00 Taxes:222.37
20110104-0000899

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE
PLEASE RECORD & RETURN TO:

_____
_____
_____
Telephone: _____

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
PTE DEVELOPMENT, LLC
*

Name and address of entity responsible for payment of realty taxes if different from Grantee: *

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,100.00 **, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Sworn before me, this 19 **day of** November **, 2010.**

Seal

Affiant Renee Hensley, Manager

My Commission Expires: July 5, 2014

Notary Public

Deed Prepared By: T&A REO, Inc. 2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
(407) 398-0153 FloridaNotaryService.com

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

719571381C
THIS INDENTURE, Made on the 19 day of Dec., 2010 by and between **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5**, by and through Ocwen Loan Servicing, LLC, attorney in fact, herein called the Grantor, and **PTE DEVELOPMENT, LLC**, herein called the Grantee, whose address is 2479 MURFREESBORO RD. #162 NASHVILLE, TN 37217 and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of SIXTY THOUSAND ONE HUNDRED DOLLARS 00/100 ($ 60,100.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said Grantee, his/her/their heirs and assigns, all the following described real estate, situated in the County of DAVIDSON and State of Tennessee, to wit:

DESCRIBED property located in the _____ Civil District of DAVIDSON County, Tennessee, to wit:

Lot Number 136 on the Plan of Piccadilly Square Phase 2 of record in Plat Book 6250, Page 92-94, Register's Office for said County, to which reference is made for a complete description.

BEING the same property conveyed to **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5** by SUBSTITUTE TRUSTEE'S Deed, dated 11/09/09 and recorded 11/16/09 in Instrument Number, 20091116-0105100, in the Register's Office for DAVIDSON County.

PARCEL#: 149 02 OB 059-00CO

Commonly known as: 713 KNIGHTSBRIDGE WAY, ANTIOCH, TN 37013

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining, forever. And said grantor for their heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he/she/they are lawfully seized in his/her/their own right of an absolute and indefensible estate of inheritance, in fee simple, of and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and

encumbrances, of what nature or kind so ever: except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that they will warrant and forever defend the same until the said grantee, his/her/their heirs and assigns, against said grantor, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be conserved as in the singular or plural number, and is masculine or feminine gender, according to the context.

IN WITNESS THEREOF, The said grantor has hereunto set his/her hand and seal the day and year above written.

GRANTOR:
~~Deutsche Bank~~ National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5, by and through Ocwen Loan Servicing, LLC, attorney in fact

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

By: _____

Title: Renee Hensley, Manager
Of Ocwen Loan Servicing, LLC, as attorney in fact

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Renee Hensley, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ is the _____ Of Ocwen Loan Servicing, LLC as attorney in fact for Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this 19 day of November, 2010.

Notary Public Seal

My Commission Expires: July 5, 2014

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
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