BILL GARRETT, Davidson County
Trans:T20110003681 DEEDWARRSP
Recvd: 01/19/11 10:16 2 pgs
Fees:13.00 Taxes:129.50

20110119-0005101

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14TH day of ~~December, 2010~~ January 2011 by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-3**, party of the first part, and Anca Ifrim and Adrian Ifrim, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson** Tennessee:

Lot 41, Block B on The Map of East Lawn, as shown on plat of record in Book 547, Pages 153 and 154, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Successor Trustee's Deed of record at Instrument No. 20100909-0071705, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including in Book 547, Pages 153 and 154, in the Register's Office of **Davidson** County, Tennessee; and year 2011 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-3
By: JPMorgan Chase Bank National Association as attorney in fact
By: _____
Printed Name: Kelly Livingston
Title: VICE PRESIDENT

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Kelly Livingston (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VICE PRESIDENT of **JPMorgan Chase Bank National Association**, a corporation, which caused this instrument to be executed on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-3**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-3**.

WITNESS my hand, at office, this 28 day of Dec, 2010.

_____
Notary Public

Commission Expiration: 4-24-14

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF18104

Property Address:
1409 Florence Avenue
Nashville, TN 37115

TAX PARCEL ID NUMBER: 34-13-117.00

PROPERTY OWNER & PROPERTY ADDRESS/
MAIL TAX BILLS TO:
Adrian + Anca Hrim
115 Tamaras Way
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $35,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF January, ~~2010.~~ 2011

NOTARY PUBLIC

COMMISSION EXPIRATION: 9-8-13

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MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY