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BILL GARRETT, Davidson County
Trans:T20110020351 DEEDWARRSP
Recvd: 04/07/11 08:30 5 pgs
Fees:28.00 Taxes:196.10
20110407-0026797

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110300055S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Fred Bailey and Ramona Bailey	SEND TAX BILL TO: Fred Bailey and Ramona Bailey	MAP/PARCEL NUMBERS: 043-06-0-034.00
(Name) 118 Moyna Dr.	(Name) 118 Moyna Dr.	
(Address) Hendersonville, TN 3705	(Address) Hendersonville, TN 37075	
(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 Indenture Trustee, For New Century Home Equity Loan Trust 2005-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Fred Bailey and Ramona Bailey, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 625 Fedders Drive, 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 3-16-11, 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 Indenture Trustee, For New Century Home Equity Loan Trust 2005-1 by Carrington Mortgage Services, LLC as Attorney In Fact

By: _____

Name: Greg Schleppy

Its: Sr VP

State of _____

County of _____

See attached

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____(Title of person signing) of _____(Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, As Indenture Trustee, For New Century Home Equity Loan Trust 2005-1, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, As Indenture Trustee, For New Century Home Equity Loan Trust 2005-1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, As Indenture Trustee, For New Century Home Equity Loan Trust 2005-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $53,000.

_____
Affiant

Subscribed and sworn to before me this 3/29/11.

_____
Notary Public

My Commission Expires: 10-2014

VERONICA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RE: 625 Fedders Drive, Madison, TN 37115

ACKNOWLEDGMENT

State of California
County of Orange} ss.

On March 16th, 2011 before me, Lilibeth Lopez, Notary Public, personally appeared Greg Schleppy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lilibeth Lopez
Signature

LILIBETH LOPEZ
Commission # 1919132
Notary Public - California
Orange County
My Comm. Expires Dec 26, 2014

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document _____

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Madison park Subdivision, Section 2, as shown in Plat Book 3106, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 Fronts 85.0 feet on the Northerly side of Fedders Drive and runs back 128.31 feet on the Westerly side and 85.0 feet on the Easterly side to a dead line in the rear on which it measures 95.63 feet.

Being the same property conveyed to Deutsche Bank National Trust Company, as Indenture Trustee, for new Century Home Equity Loan Trust 2005-1 by Trustee's Deed dated recorded on 4/28/10 at Instrument No. 20100428-0032017.

RE: 625 Fedders Drive, Madison, TN 37115

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: 625 Fedders Drive, Madison, TN 37115