BILL GARRETT, Davidson County
Trans:T20110044565 DEEDWARRSP
Recvd: 07/22/11 13:35 4 pgs
Fees:23.00 Taxes:209.05

20110722-0056436

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110500098S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Ellen Kotzbauer	SEND TAX BILL TO: Ellen Kotzbauer	MAP/PARCEL NUMBERS: 150-01-308.00
(Name) 1409 Alteras Cir.	(Name) 1409 Alteras Cir.	
(Address) Nashville, TN 37211	(Address) Nashville, TN 37211	
(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 Ellen Kotzbauer, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 545 Owendale Drive, Antioch, TN, 37013, 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 6-8-11, 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 Trustee
For Long Beach Mortgage Loan Trust 2006-1 by
JPMorgan Chase Bank, N.A. as Attorney In Fact

BY: Jessica Brown

NAME: Jessica Brown
Vice President

ITS: _____

State of Florida
County of Duval

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jessica Brown who acknowledged to me that she/he is Vice President (Title of person signing) of JP Morgan 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 8 day of June, 2011.

KANDIE NICOLE GEORGE
MY COMMISSION # DD893649
EXPIRES May 27, 2013
(407) 398-0153 FloridaNotaryService.com

Notary Public
My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $56,520.00.

Affiant

Subscribed and sworn to before me this 6-8-11.

Notary Public

My Commission Expires: 4/9/15

RE: 545 Owendale Drive, Antioch, TN 37013

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford

NSR-110500098S
06/07/11 @ 05:52 PM

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 61, on the Edge-O-Lake Subdivision, Section 18, of record in Book 4675, Page 84, as amended in Book 5071, Page 711, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1 as recorded on the 9th day of March, 2011 in Instrument No. 20110309-0018765 and Warranty Deed from VanGuard Investments, Inc. to Edwin C. Neely as recorded on the 8th day of December, 2005 in Instrument No. 20051208-0147758, in the Register's Office of Davidson County, Tennessee.

RE: 545 Owendale Drive, Antioch, TN 37013

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: 545 Owendale Drive, Antioch, TN 37013