BILL GARRETT, Davidson County
Trans:T20120018950 DEEDWARRSP
Recvd: 03/15/12 11:01 2 pgs
Fees:13.00 Taxes:133.20
20120315-0022306

S&K #: 11-028630

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank National Trust Company as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR27, Mortgage Pass-Through Certificates, Series 2006-AR27 under the Pooling and Servicing Agreement dated August 1, 2006 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Philip A. Crook and Georgia A. Crook, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 25, W. G. Bush's Subdivision, as shown on Map of record in Book 421, Page 24, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more particular description of the property.

Said Lot 25 fronts 42.5 feet on the easterly side of Katie Avenue and runs back between parallel lines 162.5 feet to an alley in the rear, measuring 42.5 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060807-0096400 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111222-0100037, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Deutsche Bank National Trust Company as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR27, Mortgage Pass-Through Certificates, Series 2006-AR27 under the Pooling and Servicing Agreement dated August 1, 2006

By: OneWest Bank, FSB, its attorney in fact

By: _____

Title: Louise Chavez AVP/REO

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Chavez AVP/REO, an officer or authorized signatory of OneWest Bank, FSB, the Attorney in Fact for Deutsche Bank National Trust Company as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR27, Mortgage Pass-Through Certificates, Series 2006-AR27 under the Pooling and Servicing Agreement dated August 1, 2006, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of OneWest Bank, FSB, the Attorney in Fact of the maker, 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 and Official Seal at Office this FEB 27 2012 day of _____, 2012.

JOSE A. SOLIS
Notary Public, State of Texas
My Commission Expires
June 30, 2015

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Shelby

I 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 $36,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of March, 2012.

Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 3-25-12

Property Address: 1205 Katie Avenue (A&B), Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Philip A. Crook and Georgia A. Crook
1130 Warrior Dr.
Franklin, TN 37064

Map & Parcel 07114001300

THIS INSTRUMENT PREPARED BY:
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