S&K #: 12-037246

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 under the Pooling and Servicing Agreement dated February 1, 2007, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Larry Tidwell and Ellen Tidwell, 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:

Described property located in Davidson County, Tennessee, to wit:

Unit Number 105 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070123-0009240 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120611-0050753, 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 Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 under the Pooling and Servicing Agreement dated February 1, 2007

By: OneWest Bank, FSB, its attorney in fact

By: _____ Louise Chavez

Title: _____ AVP

BILL GARRETT, Davidson County
Trans:T20120065347 DEEDWARRSP
Recvd: 08/31/12 08:24 2 pgs
Fees:13.00 Taxes:392.20

20120831-0078686

STATE OF ~~TEXAS~~ TEXAS
COUNTY OF ~~TRAVIS~~ 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 Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 under the Pooling and Servicing Agreement dated February 1, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath, acknowledged that he/she 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 AUG 16 2012 day of _____, 20___.

NOTARY PUBLIC

My Commission Expires: 7-21-16

STACEY FRANCIS
Notary Public, State of Texas
My Commission Expires
July 21, 2016

STATE OF ~~TEXAS~~
COUNTY OF ~~TRAVIS~~

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 $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

STACEY FRANCIS
Notary Public, State of Texas
My Commission Expires
July 21, 2016

Affiant Louise Chavez AVP

Subscribed and sworn to before me this the AUG 16 2012 day of _____, 20___.

Notary Public

My commission expires: 7-21-16

Property Address: 3333 Harpeth Springs Drive, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Tidwell and Ellen Tidwell
3333 Harpeth Springs Dr.
Nashville, TN 37221

Map & Parcel 141060D0105.00

THIS INSTRUMENT PREPARED BY:
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