BILL GARRETT, Davidson County
Trans:T20120084322 DEEDWARRSP
Recvd: 11/05/12 12:36 5 pgs
Fees:28.00 Taxes:102.95
20121105-0101715

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Tereso Arteaga-Hernandez and Anegla Rojas-Figueroa	Tereso Arteaga-Hernandez and Anegla Rojas-Figueroa	07004014900
2327 ILOLO ST	2327 ILOLO ST	
Nashville, TN 37207	Nashville, TN 37207	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL3 ("Grantor"), in favor of **TERESO ARTEAGA HERNANDEZ AND ANGELA ROJAS-FIGUEROA**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **$27,825.00**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in DAVIDSON County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

The Last recorded Deed was filed of record at Transaction #T20120038974 in the Register's Office of Davidson County, TN(# 20120529-0046072)

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 17 day of OCT., 2012 AO

GRANTOR:
By: JPMorgan Chase Bank, National Association attorney in fact:

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL3

**By: _____ 10/17/12
Name: _____
Its: Alissa Owens
Vice President

**the effective date of the closing is 10-25-12

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid ALISSA OWENS who acknowledged to me that she/he is VP (Title of person signing) of JPMORGAN (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of OCTOBER 2012 *CHASE BANK N.A.

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

_____
Notary Public
My Commission Expires: 8/19/2014

TERESO ARTEAGA HERNANDEZ
ANGELA ROJAS-FIGUEROA
2327 ILOLO Street
Nashville, TN 37207

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $27,825.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2012.

Notary Public

My Commission Expires: 9/27/2015

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Dewey Heights Addition, Haynies Subdivision, of record in Book 161, Page 94, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Wiggins by Warranty Deed from Amado Torres and spouse, which deed is recorded as Instrument No. 20050915-0111092 in the Registers Office for Davidson County, Tennessee.
Parcel ID No.: 07004014900

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.