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20130411-0036053

S&K #: 13-046530

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank National Trust Company, as Trustee of the Indy Mac 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 Casey Huynh, 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:

Lots Numbers 36, 37, 38, 39 on the map of J.B. Haynie Grove Plan, as of record in Book 57, Page 64, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lots Numbers 36, 37, 38, and 39 front together 200 feet on the West side of Birch Avenue and extend back 137 feet on the North line and 125 feet on the South line with the North margin of Fern Avenue to an alley on which they show 200 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060802-0093994 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130212-0014247, 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 Indy Mac 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

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 Indy Mac 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 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 ____ day of MAR 27, 2013.

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 $65,150.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Louise Chavez AVP/REO

Subscribed and sworn to before me this the ____ day of MAR 27 2013, 20____.

Notary Public

My commission expires: 7-21-16

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

Property Address: 107 Fern Avenue, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Casey Huynh
107 Fern Ave.
Nashville TN 37207
Davidson County

Map & Parcel 071.14-0-018

THIS INSTRUMENT PREPARED BY:
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