**This Instrument Prepared by:**
**Touchstone Title and Escrow, LLC**
**318 Seaboard Lane, Suite 114**
**Franklin, TN 37067**
**(615) 371-2299**
**OR**

BILL GARRETT, Davidson County
Trans:T20130036335 DEEDWARRSP
Recvd: 05/02/13 09:34 2 pgs
Fees:13.00 Taxes:101.75
20130502-0044080

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**THE ACTUAL CONSIDERATION**

**VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ 27,500.00**

**Affiant** Jacqueline S Michaelson

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2013.**

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

**NOTARY PUBLIC** Jami Dorobiala

**MY COMMISSION EXPIRES:** ____

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO:** | **MAP & PARCEL** |
|---|---|---|
| Dwain Stevens<br>108 Watermill Trace<br>Franklin, TN 37069 | Same | 092-04-0-164.00 |

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Deutsche Bank National Trust Company, as Indenture Trustee in trust for the benefit of the Noteholders for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Dwain Stevens, married**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 82, MAP OF THOMAS HARDING'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 19, Page 241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Deutsche Bank National Trust Company, as Indenture Trustee in trust for the benefit of the Noteholders for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1 as recorded on the 21st day of July, 2011 in Instrument No. 20110721-0055970; Decree for Redemption as recorded on the 14th day of January, 2011 in Instrument No. 20110114-0004141; Last Will and Testament as recorded on the 25th day of May, 1999 in Deed Book 11493, Page 595 and Deed from Sidney Averbuch, Mandell L. Cypress and Emanuel Schatten to Warren E. Dean, III and wife, Lucille Dean as recorded on the 18th day of December, 1972 in Deed Book 4665, Page 486, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein

THIS is improved property, known as: 1304 Ireland Street, Nashville, TN 37208

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 26 day of April, 2013.

Deutsche Bank National Trust Company, as Indenture Trustee in trust for the benefit of the Noteholders for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1, by Homeward Residential Inc, f/k/a, American Mortgage Servicing, Inc., as Attorney in Fact

By: Jacqueline S Michaelson
Its: Vice President

STATE OF Florida )
COUNTY OF Palm Beach )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jacqueline S Michaelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of Deutsche Bank National Trust Company, as Indenture Trustee in trust for the benefit of the Noteholders for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes, Series 2005-W1, by Homeward Residential, Inc. f/k/a American Home Mortgage Servicing, Inc., as Attorney in Fact, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at office on this the 26 day of April, 2013.

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

Notary Public Jami Dorobiala

My Commission Expires: _____