Davidson County DEEDWARRSP
Recvd: 07/29/13 09:08 4 pgs
Fees:23.00 Taxes:223.48
20130729-0078256

CE1304-TN-600485

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,399.00

Richard Work
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF May 2013

Notary Public Jami Dorobiala
MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Khanh Nguyen 2012 Green Timber Dr Antioch, TN 37013	Khanh Nguyen 2012 Green Timber Dr Antioch, TN 37013	14812008300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Khanh Nguyen A Married Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 825 Richards Rd, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Khanh Nguyen A Married Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Khanh Nguyen A Married Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2,** has executed this deed this the 2 day of May, 2013.

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Richard Work Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Work, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 2 day of May, 2013.

Jami Dorobiala

Notary Public

My Commission expires:

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

POA recorded simultaneously herewith

RETURN TO:
Khanh Nguyen
2012 Green Timber Dr
Antioch, TN 37013

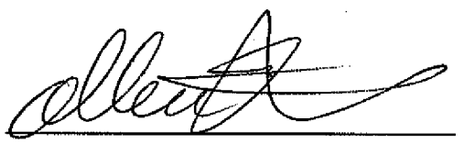
EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 247 ON THE PLAN OF DEBRA HEIGHTS, SECTION ONE, AS OF RECORD IN PLAT BOOK 3842, PAGE 20 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Mantenn, LLC., as Substitute Trustee to Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, recorded February 25, 2013, in Instr # 20130225-0018393, Davidson County, Tennessee.

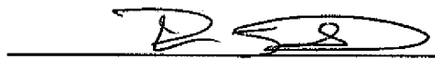
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



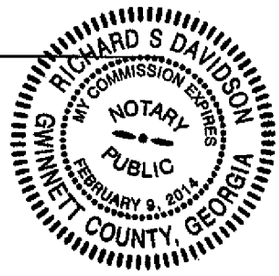
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.