SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 10:53 2 pgs
Fees:13.00 Taxes:240.13

20060303-0024855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF FEBRUARY, 2006.

Notary Public / Deborah Cummings

MY COMMISSION EXPIRES: 3/21/2009 .

(AFFIX SEAL)

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

RT-0604

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Simmons	Mortgage Lenders of America, LLC	136-10-O-A-043.00 CO
(NAME)	(NAME)	
2834 Lake Forest Drive	8400 W. 110th Street #500	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO William VELOR Simmons, an Unmarried Person AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 60, Unit 60, Condominium Site Plan, Lots 11-14 and 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc., by Trustee's Deed from Leslie Garrett, Co-Trustee, dated January 3, 2006, recorded January 5, 2006, of record in Instrument Number 20060105-0001845, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2834 Lake Forest Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee William Simmons and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc., has executed this deed this 21st day of February, 2006.

Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc., by Countrywide Home Loans Inc., as Attorney in Fact

By: _____
Evelyn Waithaka

STATE OF TEXAS
COUNTY OFCOLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Deutsche Bank National Trust Company, for the benefit of the certificateholders of Morgan Stanley ABS Capital I Inc., the within named bargainor, and that he/she as such Assistant Secretary, 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 Book _____, Page _____ or in Instrument Number 20060303-0024854 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 21st day of February, 2006

_____
Deborah Cummings / Notary Public

My Commission Expires: 3/21/2009_

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

RETURN TO:

Resource Title Agency of Tennessee