SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 15:19 2 pgs
Fees:13.00 Taxes:388.50
20060331-0036920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2006.

Notary Public: Tiffany Skaife

MY COMMISSION EXPIRES: 6/7/06

(AFFIX SEAL) TIFFANY SKAIFE Notary Public State of Texas My Commission Expires June 7, 2006

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

rt-0645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Chapman	American Home Mtg	097-05-0 004.00
(NAME)	(NAME)	
613 Larchwood Dr.	PO Box 660029	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75266-0029	
(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, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Matthew Chapman,

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:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Hickory Bend, Section 7, of record in Book 3600, Page 29, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Deutsche Bank National Trust Company, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS Capital I, Inc. Trust 2004-HE1, Mortgage Pass Through Certificates, Series 2004-HE1, by Trustee's Deed from Leslie Garrett, Co-Trustee, dated January 12, 2006, recorded January 17, 2006, of record in Instrument No. 20060117-0006208, 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 613 Larchwood Dr., Nashville, TN 37214
(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 Matthew Chapman and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS, 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, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS, has executed this deed this 1st day of March, 2006.

Deutsche Bank National Trust Company, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS
BY
Attorney in Fact

Sandra Colgrove
SANDRA COLGROVE

LESLIE SLATER, ASSIT. SECRETARY
BY: COUNTRYWIDE HOME LOANS, INC.
ATTORNEY-IN-FACT

MC KN

STATE OF (TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared LESLIE SLATER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASSIT. SECRTARY of COUNTRYWIDE HOME LOANS, INC., the Attorney in Fact of said Deutsche Bank National Trust Company, Trustee, on Behalf of the Certificateholders of Morgan Stanley ABS, the within named bargainor, and that he/she as such ASSIT. 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 _____ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 1st day of March, 2006

Notary Public TIFFANY SKAIFE

My Commission Expires: 06/07/06

TIFFANY SKAIFE
Notary Public
State of Texas
My Commission Expires
June 7, 2006

RETURN TO:

Resource Title Agency of TN, LLC

Upon Oath, Deutsche Bank National Trust Company, Trustee, on Behalf of the Certificateholders of MorgaN Stanley ABS,is one in the same entity as Deutsche Bank National Trust Company

McZM