SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant Leslie Johnson/Assistant Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2006

Notary Public Deborah Cummings

MY COMMISSION EXPIRES:

(AFFIX SEAL)
DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

Davidson County DEEDWARR
Recvd: 07/17/06 12:51 2 pgs
Fees:13.00 Taxes:258.63

20060717-0085687

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin/L/Espinoza/ Trinii Enterprises LLC		082-07-0 178.00
(NAME)	(NAME)	
313 Hancock Street	3409 Farrmeade Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN ~~37207~~ 37218	
(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 as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Martin/L/Espinoza, *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: *Trinii Enterprises, LLC, a Tennessee, LLC

Being Lot No. 38 on the Map of East Nashville Real Estate Co.'s Plan of Lots as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Deutsche Bank National Trust Company as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated 03/30/2006, recorded 04/28/2006, of record in Instrument No. 20060428-0049079, 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	313 Hancock Street	Nashville	37207	
		(House Number, (Street)	(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 Martin/L/Espinoza, and his/her/their assigns, forever.

*Trinni Enterprises, LLC, a Tennessee, LLC

Said Deutsche Bank National Trust Company as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3., 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 as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3., has executed this deed this 12th day of June, 2006

Deutsche Bank National Trust Company as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3.
by Attorney in Fact

By Leslie Johnson, Assistant Secretary

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 Johnson, 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 as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3. ~~My Attorney in Fact~~, 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 Instrument Number 20060104-0001015 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of June, 2006

Deborah Cummings Notary Public

My Commission expires: 03/21/09

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1256

Upon Oath Deutsche Bank National Trust Company as Trustee on behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3 warrants. convenats and certifies that it is one and the same enity as Deutsche Bank National Trust Company.