27-A 1/2

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Bennett (NAME)	JP Morgan Chase Bank, N.A. (NAME)	82-7-178
313 Hancock Street (ADDRESS)	1901 Roxborough Rd. #406 (ADDRESS)	
Nashville, Tn 37207 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Trinii Enterprises, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Bennett, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 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 Trinii Enterprises, LLC, a Tennessee LLC by Special Warranty Deed dated 6/12/06 and recorded on* from Deutsche Bank *7/17/06 National Trust Company as Trustee on behalf of the Certificate holders of Morgan Stanley, ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2004-WMC3 of record in Instrument No. 20060717-0085687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 08/28/06 09:06 2 pgs
Fees:13.00 Taxes:366.30
20060828-0105667

unimproved ( )
This is improved (X) property, known as 313 Hancock Street, Nashville, Tn 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 16th day of August, 2006

Trinii Enterprises, LLC
By: M. L. Espinosa
Martin L. Espinosa, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Martin L. Espinosa and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Trinii Enterprises, LLC the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Martin L. Espinosa as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 16th day of August, 2006 . .

My commission expires 9-22-07

_____
Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires