S&K #: 06-CL0757

Davidson County DEEDWARR
Recvd: 03/20/07 12:42 2 pg
Fees:13.00 Taxes:296.00
20070320-0033834

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank National Trust Company, as Trustee Morgan Stanley Loan Trust 2006-NC2 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Douglas Kneeland LLC hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 6 in J.M. Eatherly Addition to East Nashville, a plan of which is of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

This legal description is identical with that in Deed recorded in Instrument No. 20051116-0138592 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument No. 20061012-0126779 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Deutsche Bank National Trust Company, as
Trustee Morgan Stanley Loan Trust 2006-NC2

Title: Mary Senseney
Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

STATE OF MD
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible] of Wells Fargo Bank, N.A. as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee Morgan Stanley Loan Trust 2006-NC2 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 5 day of March 2007.

SHANON PEDRICK
Notary Public
Frederick County
MARYLAND
My Commission Expires January 11, 2009

NOTARY PUBLIC

My Commission Expires: 1/11/09

SHANON PEDRICK NOTARY PUBLIC FREDERICK COUNTY, MD

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of March 2007

Notary Public

My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Property Address: 330 Vaughn Street, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Douglas Kneeland LLC
330 Vaughn St
Nashville, TN 37207

Map & Parcel 082-030-402.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212