This Instrument Prepared by and Return to:
Joe M. Kirsch, Attorney
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: (901) 761-5690

Davidson County DEEDQC
Recvd: 04/03/07 09:35 2 pgs
Fees:12.00 Taxes:0.00
20070403-0039602

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Morgan Stanley Mortgage Capital, Inc., for and in consideration of Ten Dollars and other good and valuable consideration do hereby bargain, sell, remise, release, quit claim and convey unto Aegis Mortgage Corporation, the following described real estate located in the County of Davidson County, State of Tennessee, to-wit:

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

Lot Number 73 on the plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said Lot Number 73 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

This legal description is identical with that in Deed of Trust recorded in Instrument 20051114-0137397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto the Grantor by Instrument of record in Substitute Trustee's Deed, recorded in Instrument 20060914-0114019, Register's Office for Davidson, Tennessee.

IN TESTIMONY WHEREOF I (WE) have executed this instrument this the 9th day of March, 2007.

Morgan Stanley Mortgage Capital, Inc.

BY: Debbie Walsh

TITLE: Debbie Walsh
Assistant Vice President

COUNTY OF Dallas
STATE OF Iowa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Debbie Walsh, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the Assistant Vice President, of Morgan Stanley Mortgage Capital, Inc. the within named bargainor, a corporation, and that he/she as such Asst. Vice President of Morgan Stanley Mortgage Capital, Inc., having authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by himself/herself as Assistant Vice President.

WITNESS my hand and Notarial Seal at office this 9th day of March, 2007.

THERESA G. EDMONDS
Commission Number 182192
My Commission Expires
November 21, 2007

Theresa G. Edmonds
NOTARY PUBLIC

My Commission Expires: November 21, 2007

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Property Address: 3840 Saunders Avenue, Nashville, TN 37216

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00, which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

D Blume
AFFIANT

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

Clay Schnadelbach
NOTARY PUBLIC

CLAY SCHNADELBACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2010

New Owner and Mail tax bills to: Jon VanCollin
3840 Saunders Ave
Nashville, TN 37216

S & K File # 07-50105

Tax id# 061100113.00