S&K #: 06-CL0796

Davidson County DEEDWARR
Recvd: 10/08/07 13:55 2 pgs
Fees:13.00 Taxes:148.00
20071008-0119826

SPECIAL WARRANTY DEED

THIS DEED, between Deustche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2006-NC2 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Bancroft O'Quinn, Jr., unmarried 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:

Lot Number 238 on the plan of Teavecca Subdivision of Renraw, of record in Book 421, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20051122-0140876 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 200611009-0139430 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.

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

Title: _____

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

STATE OF Maryland
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Presley of Wells Fargo Bank, N.A. as Attorney-in-Fact for Deustche Bank National Trust Company, as Trustee for 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 18th day of September 2007.

Jean Toms
NOTARY PUBLIC

JEAN TOMS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires May 11, 2010

My Commission Expires:

JEAN TOMS NOTARY PUBLIC WASHINGTON COUNTY MD

STATE OF Tennessee
COUNTY OF Shelby

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 $40,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melina Lyons
Affiant

Subscribed and sworn to before me this the 1st day of Oct, 2007.

Shauna D. Jones
Notary Public

My commission expires: 6/15/2010

SHAUNA D. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/15/2010

Property Address: 2415 Emmett Avenue, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bancroft O'Quinn, Jr., unmarried
PO Box 274
Hermitage, TN 37076

Map & Parcel 07213017100

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