Davidson County DEEDWARR
Recvd: 01/22/08 10:58 3 pg
Fees:18.00 Taxes:957.93
20080122-0006412

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V7000-139
1127054713

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of November, 2007, by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Pass-Through Certificates, Series 2006-3, Grantor, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Somphone P Proyaseng and Outhay C Proyaseng, Grantees, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee being Lot No. 283, on the Plan of Apple Valley, R10 Residential PUD, a planned unit development Section Two or record in instrument no. 2001204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. thereof.
>
> Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Pass-Through Certificates, Series 2006-3, record in the Register's Office of Davidson County, Tennessee as Instrument Number 20070816-0097763.
>
> Commonly known as: 7301 Smokey Hill Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Pass-Through Certificates, Series 2006-3 by its duly authorized attorney in fact Wells Fargo Bank, N.A. record in the Register's Office of Davidson County Tennessee as Instrument Number _____.**

**BY:** _____

**ITS:** Jennifer Presley, Assistant Vice President

**Acknowledgment**

**State of** Maryland

**County of** Frederick

**On this ____ day before me, a Notary Public, personally appeared** Jennifer Presley **, to me personally well-known, who acknowledged that he/she is the _____ of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Pass-Through Certificates, Series 2006-3, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

**Witness my hand and seal this** 16 **day of November, 2007.**

**(Seal)**

LORA L. FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 1, 2010

**Notary Public**

**My commission expires:** 7/1/2010

NOTARY PUBLIC

State of Maryland
)ss.
County of Frederick

**I, or we, 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, $258,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant** Jennifer Presley,
Assistant Vice President

**Subscribed and sworn to before me this** 16 **day of November, 2007.**

**(Seal)**

Maryland
Frederick

**Notary Public**

**My commission expires:** 7/1/2010

LORA L. FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 1, 2010

**Property owner and party responsible for payment of taxes:**
**Somphone Peter Proyaseng**
**7033 Red Apple Road**
**Antioch, TN, 37013**

**Map No. 182 12 0A 039.00**

**Return to:**

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211