RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Alfred Renzi, III and John A. Calvo, III

GRANTEE(s)
Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 09/10/08 09:27 2 pgs
Fees:13.00 Taxes:1177.80
20080910-0092501

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2006 and recorded June 5, 2006, as Instrument No. 20060605-0065629 in the Register's Office of Davidson County, Tennessee, Alfred Renzi, III and John A. Calvo, III conveyed to Plantation Title, as Trustee for New Century Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **BILLY GLASS** as Co-Trustee by instrument of record recorded on February 20, 2007 as Instrument No. 20070220002031 2 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on August 27, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7, at and for the sum of $318,325.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> 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. 90 on the plan of West Meade Hills, Section IV, of record in Book 3300, Page 46, Register's Office for Davidson County, Tennessee. Said Lot 90 fronts 166.97 feet on the southerly side of Saussy Place and extends back 337.6 feet on the westerly line and 182.9 feet on the easterly line to a dead line in the rear on which it measures 197.4 feet. Being the same property conveyed to Fereidoon Davachi and wife, Ashraf Jallilnezhad by deed from James R. Caldwell and wife, Shirley B. Caldwell dated September 13, 1994 and filed for record on September 19, 1994 in Book 9469, page 147, Register's Office for Davidson County. Also being the same property conveyed to Alfred Renzi, III by deed from Fereidoon Davachi and wife, Ashraf Jallilnezhad dated May 31, 2006 and filed for record on June 5, 2006 in Instrument No. 200606050065628, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 794 Saussy Place, Nashville, Tennessee 37205.

Tax Parcel No.: 11509001000

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 Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-Through Certificates, Series 2006-HE7, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 4th day of Sept 2008.

Aaron Squyres, Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 4th day of Sept, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $318,325.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Squyres, Successor Trustee
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Aaron Squyres, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 4th day of Sept, 2008.

Melissa G. Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE7
Mortgage Pass-Through Certificates, Series 2006-HE7
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024