FILE NO.: 604.0809112TN\P
LOAN NO.: 2000274478\CONV

Davidson County DEEDTRS
Recvd: 10/27/08 11:21 2 pg
Fees:13.00 Taxes:1100.75
20081027-0107011

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 06, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument 20060914-0113998, ("Deed of Trust")Leslie Cappama and Chun Cappama conveyed to First American Title Insurance Company, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20080923-0096825** in the Register's Office of Davidson County, TN; 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 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 09/12/2008, 09/19/2008 and 9/26/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 09, 2008, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $297,500.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee , and more particularly described in accordance with the survey of Gaylon W. Northcutt, RLS TN No. 1529, dated February 17, 1995, as follows! BEGINNING at the point of intersection of the northerly line of Hobson Pike and the east line of the property conveyed to Elizabeth Campbell, by deed of record in Book 3840, page 582, Register's Office for Davidson County, Tennessee; thence along said east line of Elizabeth Campbell property, North 7 degrees 28 minutes 45 seconds East, 303.15 feet to the south line of the property conveyed to the United States of America, by deed of record in Book 4165, page 54 said Register's Office; thence along said south line of the united States of America property, North 82 degrees 40 minutes 09 seconds West, 418.43 feet to the west line of said Campbell property; thence South 57 degrees 08 minutes 43 seconds West, 748.19 feet to the northerly line of Hobson Pike; thence along the northerly margin in a northeasterly direction with a curve to the left, having a radius of 3779.43 feet, a central angle of 9 degrees 14 minutes 14 seconds, a distance of 609.32 feet to the point of beginning. Being the same property conveyed to Les Cappama, unmarried by Warranty Deed dated May 11, 1995 from Elizabeth Campbell of record in Book 6970, Page 467, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 9670, Page 467 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 09th day of October, 2008.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 09th day of October, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Germaine Duncan

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 09TH DAY OF OCTOBER 2008.

Ronald Key
Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Nov. 28, 2010

My Commission Expires: 11-28-2010

MSP No.: 604.0809112TN (Cappama)
Lender Loan No.: 2000274478
Property Address: 2521 Hobson Pike, Antioch, TN 37013
Tax Parcel ID No.: 151.00-081.00

Mail Tax Notices To and Property Owner:

Saxon Mortgage Services, Inc
4708 Mercantile Drive
Fort Worth, TX 76137