(1)

Davidson County DEEDWARR
Recvd: 10/30/08 13:19 5 pgs
Fees:28.00 Taxes:351.50
20081030-0108370

**After Recording Return to:**
**Bridgehouse Title**
**342 Cool Springs Blvd., Ste 202**
**Franklin, TN 37067**

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
584809 324364330
Hannah Guthrie

# SPECIAL WARRANTY DEED
**(Corporation)**

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS 148.03-0-035.00 |
|---|---|---|
| Jose L. Garcia-Rodriguez & Estela Salazar-Martinez | Southeast Financial Federal Credit Union | |
| 191 Luna Drive | 220 South Royal Oaks Blvd. | |
| Nashville, TN 37211 | Franklin, TN 37211 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee under POOLING AND SERVICING AGREEMENT Dated as of December 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE7, a national banking association organized and exisiting under the laws of the United States of America, have this day bargained and sold, and do hereby transfer and convey unto the said Jose L. Garcia-Rodriguez and wife, Estela Salazar-Martinez the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20080617-0062263 in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 95,000.00.

Affiant Coreen Newcomb

Subscribed and sworn to before me this the 27th day of October 2008

Notary Public

My commission expires: 12-06-2011

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**Reservation from and Exceptions to Conveyance and Warranty:**

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 191 Luna Drive, Nashville, TN 37211
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 10th day of August, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee under POOLING AND SERVICING AGREEMENT Dated as of December 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE7
By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: _____

Printed Name: Tonya Blechinger

Its: Assist. Secretary

(Corporate Seal)

Acknowledgment

State of _____
)ss.
County of _____

On this day before me, a Notary Public, personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Capital Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee under POOLING AND SERVICING AGREEMENT Dated as of December 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE7, a national banking association, 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 national banking association as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this _____ day of _____.

_____
Notary Public

My commission expires:

_____
(Seal)

State of California }
County of Sacramento } ss.

On August 6, 2008, before me, J.Gualano, Notary Public, personally appeared Tonya Blechinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

J. GUALANO
COMM. # 1607324
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. SEP 18, 2009

Power of Attorney of record as Instrument No. 20080923-0096711,

in the Register's Office for Davidson County, Tennessee.

**Exhibit "A": Legal Description.**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 201 on the Plan of Cherokee Hills, Section 2 of record in Plat Book 3106, page 149 (erroneously stated in prior deeds as Book 4285, Page 147), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

This conveyance is subject to any and all existing easements, restrictions zoning regulations and building setback line, recorded or unrecorded.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE7 Mortgage Pass-Through Certificates, Series 2005-HE7, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, by Denise Griffin, Managing Foreclosure Attorney, dated June 9, 2008 and recorded June 17, 2008 as Instrument No. 20080617-0062263, in the Register's Office for Davidson County, Tennessee.