RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jose Luis Espinoza and Maria De Lourdes Perez Rodriguez

GRANTEE(s)
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4

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: 03/12/09 08:21 4 pgs
Fees:23.00 Taxes:420.32
20090312-0022204

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 22, 2006 and recorded February 28, 2006, as Instrument No. 20060228-0022806 in the Register's Office of Davidson County, Tennessee, Jose Luis Espinoza and Maria De Lourdes Perez Rodriguez conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for WMC Mortgage Corp. and WMC Mortgage Corp.'s successors and assigns, 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 **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on January 26, 2009 as Instrument No. 20090126-006256 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 February 18, 2009 at the The Sommet Center 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-HE4, at and for the sum of $113,600.00, 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-HE4 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-HE4, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> **Land in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 2 on a** survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows: Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 450 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tracts Nos. 1 and 2; thence with the margin of said Nawakwa Trail South 68 degrees 15 minutes West 155.0 feet to an iron pin, common corner of Tracts Nos. 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 degrees 15 minutes West 936.0 feet to an iron pin in the southwesterly margin of said Pawnee Trail; thence with said margin South 56 degrees 00 minutes East 437.0 feet to an iron pin, common corner of Tracts Nos. 1 and 2; thence with the line between said two Tracts, South 27 degrees 45 minutes East 582.0 feet to the beginning, containing 3.75 acres, more or less. Maria De Lourdes Perez Rodriguez herein joins to convey any and all right and interest she may have; especially her marital rights. Current source: 20060228-0022805.

Commonly known as: 302 Nawakwa Trl, Madison, Tennessee 37115.

Tax Parcel No.: 05314000700

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-HE4, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 19th day of Feb, 2009.

Matthew Smith, 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, Matthew Smith, as Co-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 19 day of Feb, 09.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My Commission Expires: _____

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 $113,600.00, which amount is equal to or greater than the amount which the property **transferred would command at a fair and voluntary sale.**

Matthew Smith
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, Matthew Smith, as Co-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 19 day of Feb, 09.

Notary Public

My Commission Expires: _____

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-HE4
3476 Stateview
Fort Mill, SC 29715

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF _____South Carolina_____

COUNTY OF _____York_

RE: 302 Nawakwa Trl
Madison, Tennessee 37115
Debtor(s): Jose Luis Espinoza and Maria De Lourdes Perez Rodriguez

BEFORE ME, the undersigned authority, on this day personally appeared ____Kevin Marks_____, who after being duly sworn, deposed and stated:

1. I am an employee of Wells Fargo Bank N.A., as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4 and held the position of _____Vice President of Loan Documentation_____ with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated February 22, 2006, recorded February 28, 2006, as Instrument No. 20060228-0022806 in the real property records of Davidson County, Tennessee, executed by Jose Luis Espinoza and Maria De Lourdes Perez Rodriguez in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for WMC Mortgage Corp. and WMC Mortgage Corp.'s successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for WMC Mortgage Corp. and WMC Mortgage Corp.'s successors and assigns.

3. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof.

5. Foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this __19th_ day of ____January____, ___2009___.

Kevin Marks

Vice President of Loan Documentation
Title

ACKNOWLEDGMENT

STATE OF _____South Carolina_____

COUNTY OF _____York____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____Kevin Marks_____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Wells Fargo Bank N.A., as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in ____Fort Mill, SC___ this __19th____ day of ___January_____, ___2009____.

Notary Public

My Commission Expires: _____

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

OFFICIAL SEAL
Notary Public
State of South Carolina
WENDY ALBERTSON AL-HAMMADI
My Commission Expires March 10, 2018