BILL GARRETT, Davidson County
Trans:T20090026279 DEEDWARR
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Fees:23.00 Taxes:572.32

20090421-0036195

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090300227S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Paul Emory Egan	SEND TAX BILL TO: Paul Emory Egan	MAP/PARCEL NUMBERS: 147-05-0-080.00
(Name) 1449 E Wauford Dr.	(Name)	
(Address)	(Address)	
Nashville, TN 37211 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Paul Emory Egan, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 308 Wauford Dr, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 4/9/09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact

By: Victoria Martin

Name: Victoria Martin

Its: AVP

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Victoria Martin who acknowledged to me that (she/he) is AVP (Title of person signing) of Saxon Mortgage Svcs (Name of Company), the attorney-in-fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact, and that in its capacity as attorney-in-fact for Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 9 day of April, 2009.

ODETA KAPATAYES
Notary Public
State of Colorado

Odeta Kapatayes
Notary Public
My Commission Expires: 1/23/2012

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $154,680.00

Affiant

Subscribed and sworn to before me this 4/15/09.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4/22/09

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Caldwell Hall, Section One, Revised, as of record, in Plat Book 2900, Page 58, Surveyor's Certificate of Corrections recorded in Book 3280, Page 503, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Cheryl D. Whitson, unmarried, and Constance D. Sherman, unmarried, and Mary V. Whitson, unmarried a life estate by QuitClaim Deed from Mary V. Whitson, unmarried and Cheryl D. Whitson unmarried, of record as Instrument No. 20070124-0125661, Register's Office for Davidson County, Tennessee. Also being further conveyed to Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for Morgan Stanley, MSAC 2007-NC3 by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact by Trustee's Deed recorded 2/5/09, instrument no. 20090205-0009836, in the Register's Office of said County.

RE: 308 Wauford Dr, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(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 te 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.

RE: 308 Wauford Dr, Nashville, TN 37211