SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029790 DEEDWARR
Recvd: 05/05/09 14:11 2 pgs
Fees:13.00 Taxes:377.03
20090505-0041172

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$111,900.00~~ $101,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 2009, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONI L. GARY
My Commission Expires
January 30, 2011

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bomani A. Lancaster	New Owner	162120B056.00
(NAME)	(NAME)	
1345 Bell Road #414		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ✕ HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

✕ **Bomani A. Lancaster**

Unit No. 19D, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and by-laws of record in Instrument No. 20040218-0018915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument No. 20080213-0014602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and by-laws of record in Instrument No. 20040218-0018915, in the Register's Office for Davidson County, Tennessee; (c) Restrictive Covenants and/or easements/restrictions of record in Instrument No. 20020911-0110958; Instrument No. 20020322-0035169; Book 7838, Page 934; Instrument No. 20011217-0138710; Instrument No. 20020320-0034488, in the Register's Office of Davidson County, Tennessee; (d) Master Deed and amendments in Instrument No. 20020911-0110959; Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; Instrument No. 20040218-0018915; and (e) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

This is unimproved / improved property, known as 1345 Bell Road #414, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever 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 my hand this 25th day of March, 2009.

WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST

BY: COUNTRYWIDE HOME LOANS

BY: _____

Stephen Aring

IT'S: Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Stephen Aring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst Secretary (Officer) of COUNTRYWIDE HOME LOANS, which is the attorney in fact for WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS which is the attorney in fact for WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS executed this instrument as the free act and deed of WELLS FARGO BANK NA ON BEHALF OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-ST.

WITNESS my hand and official seal this 25th day of March, 2009.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
TONI L. GARY
My Commission Expires
January 30, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212