(2)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2092
1127086018

BILL GARRETT, Davidson County
Trans:T20100006347 DEEDWARRSP
Recvd: 02/02/10 09:10 3 pgs
Fees:18.00 Taxes:176.54
20100202-0008162

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8th day of January, 2010, by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Robert Gene Phillips, a single man, Grantee, the following land in Davidson County, Tennessee:

Land in the Ninth Civil district of Davidson County, Tennessee on the easterly side of Charlotte Pike (Old), beginning at a point in the center of Charlotte Pike the north westward corner of this tract; thence, with the Charlotte Pike South 34 degrees 30 minutes west 110.5 feet to a stake in road; thence, leaving said road south 54 degrees 30 minutes east 970 feet to a stake in David S. Fergueson, Sr.'s westerly line; thence with his line north 37 degrees 30 minutes east 110.5 feet to a stake with large beech and two white oak pointers, same being the southeasterly corner of Ray Floyd's 11.25 acre tract; thence with the same north 54 degrees 30 minutes west 975 feet to the point of beginning; containing 2.47 acres, more or less.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2 by Trustee's Deed filed June 9, 2009 as Instrument No. 20090609-0053335 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8757 Old Charlotte Pike, Pegram, TN 37143.

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 Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, by its duly authorized attorney in fact for Wells Fargo Bank, N.A.

POA recorded as Instrument No. 20100202-0008161

BY: _____

ITS: Brent Greenup VP Loan Documentation

Acknowledgment

State of Maryland
)ss.
County of Washington * VP Loan Documentation

On this day before me, a Notary Public, personally appeared Brent Greenup **to me personally well-known, who acknowledged that he/she is the** VP * **of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, a corporation, 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 corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 8 **day of** ~~September, 2009.~~ January 2010

_____
Notary Public

My commission expires:

April 7, 2013
(Seal)

KIMBERLY E. MCGARGLE
Notary Public
Washington County
Maryland
My Commission Expires Apr 7, 2013

State of TENNESSEE

)ss.

County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $47,714.29, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 28TH day of January, 2010.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible for payment of taxes:
Robert Gene Phillips
8757 Old Charlotte Pike
Pegram TN 37143

Map No. 112-00-0-049.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211