SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011470 DEEDWARRSP
Recvd: 02/26/10 10:37 2 pgs
Fees:13.00 Taxes:277.13

20100226-0014807

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

N. HIGGINBOTHAM NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-19-2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Reese Jr.		142-09-0-A 022.00 CO
(NAME) 819 Todd Preis Drive	(NAME) 8444 Merrymont Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James J. Reese Jr., married

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being part of the Plan of Doral Country Villa Condominiums, Section I, Unit No. 109-A, as of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Refer to Notice of Correction of Scrivener's Errors in the legal description by on the Warranty Deed regarding errors in the legal description in the above Warranty Deed in which the Unit Number was omitted, dated February 2, 2007 and recorded February 21, 2007 in Instrument Number 20070221-0021553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1 by Substitute Trustee's Deed from Ashley M.Jones, authorized agent for Shapiro & Kirsch, substitute trustee, dated July 13, 2009, recorded August 17, 2009, of record in Instrument No. 200908170077059, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 819 Todd Preis Drive (House Number, (Street)) Nashville (City or Town) 37221 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee James J. Reese Jr., and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1, has executed this deed this 9th day of February, 2010

Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1 by Saxon Mortgage Services, Inc., Attorney in Fact

by Jolene Myers, Assistant Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared JOLENE MYERS, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Saxon Mortgage Services, Inc., the Attorney in Fact of said Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-SEA1, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20091214-0113664, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9th day of February, 2010

Notary Public

My Commission expires: N. HIGGINBOTHAM NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-19-2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10442