## SPECIAL WARRANTY DEED

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 01/09/2012
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans ,Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb | Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans ,Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb | **14-2-212** |
| (NAME) | James M Webb Sr (NAME) | |
| 221 CROSS TIMBERS DRIVE | P O Box 1344 | |
| (ADDRESS) | (ADDRESS) | |
| | Brentwood TN 37024 | |
| NASHVILLE TN 37221 | | |
| (CITY) (STATE) (ZIP) | (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 THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE7** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Andrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans ,Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb, 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:

*LAND IN DAVIDSON COUNTY, TENNESSE BEING LOT NO. 241 ON THE PLAN OF CROSS TIMBERS SUBDIVISION SECTION 5 RECORDED IN BOOK 4175 PAGE 115 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DECRIPTION.*

*BEING THE SAME PROPERTY CONVEYED TO ABRAHAM VARKEY AND WIFE, ANNAMMA K, VARKEY BY DEED FROM WALTER G BALDWIN AND WIFE HELEN BALDWINOF RECORD IN BOOL 8570 PAGE 856 REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSE*

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.

BILL GARRETT, Davidson County
Trans:T20110028125 DEEDWARRSP
Recvd: 05/11/11 12:13 3 pgs
Fees:18.00 Taxes:433.64
20110511-0036184

unimproved ☐

This is improved ☒ property, known as 221 CROSS TIMBERS DRIVE NASHVILLE 37221

(House Number, (Street) (City or Town) (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 GranteeAndrew Charles Irvine, Tiffany Michelle Irvine, Gabriel Newman Evans ,Catherine Nicole Evans, James M. Webb, Sr. and Cynthia A. Webb and their assigns, forever.

Said Grantor. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE7** 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 THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE7** has executed this deed this _____

For the property commonly known as:
221 CROSS TMBERS DRIVE
NASHVILLE TN 37221

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE7**

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Heather Weeks

Renee Hensley

Ocwen Loan Servicing, LLC,

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Renee Hensley known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Home Retention Manager of Ocwen Loan Servicing, LLC., the Attorney in Fact of said **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE7**, the within named bargainor, and that he/she as such Renee Hensley, 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 Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this _____

Ron Blair Closer Notary Public

My Commission expires: _____

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc

**RETURN TO:**

_____

_____

221 CROSS TIMBERS DRIVE
NASHVILLE TN 37221