BILL GARRETT, Davidson County
Trans:T20110037566 DEEDWARRSP
Recvd: 06/23/11 08:33 2 pgs
Fees:13.00 Taxes:172.05

S&K #: 11-018133

20110623-0048091

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Gholam Mustafa Durani** hereafter called Grantee.

** married

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10 00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 159 on the Plan of Overhill City and W. H. Fox Subdivision of certain blocks in Cumberland Nurseries, of record in Book 332, Page 21, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051206-0146513 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100412-0027274, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

JP MORGAN CHASE BANK, N.A. LIMITED LIABILITY SEAL 1824 DELAWARE COMPANY

Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1

Alissa Owens
Vice President

Title: Vice President

By: JPMorgan Chase Bank, National Association, its attorney in fact

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alissa Owens of JPMorgan Chase Bank, National Association as Attorney in Fact for Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 9th day of June, 2011.

Gina M. Bradley
NOTARY PUBLIC

My Commission Expires: 6-1-14

NOTARY PUBLIC STATE OF TEXAS
GINA M. BRADLEY
Notary Public, State of Texas
My Commission Expires
June 1, 2014

STATE OF Tennessee
COUNTY OF Davidson

I 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, is $46,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of June, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property Address: 224 Rose Street, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Gholam Mustafa Durani
613 Bloomfield Way
Brentwood, TN 37027

Map & Parcel 119 01 0 209.00

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566