Davidson County DEEDWARRSP
Recvd: 03/12/12 11:03 6 pgs
Fees:33.00 Taxes:129.50
20120312-0021167

Commitment Number: 2824595
Seller's Loan Number: 1127083955

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Brian S. Bailey and **Bonnie L. Bailey**, 5517 Morrow Rd, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-06-0-350.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2/24, 2012, by and between **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4**, whose mailing address is **C/O Wells Fargo Bank NA, 8480 Stagecoach Circle Frederick, MD 21701**, hereinafter grantor, and party of the first part, for $35,000.00 (Thirty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Brian S. Bailey** and **Bonnie L. Bailey**, husband and wife hereinafter grantees, party of the second part, whose tax mailing address is **5517 Morrow Rd, Nashville, TN 37209**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $35,000.00 (Thirty-Five Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **5517 Morrow Rd, Nashville, TN 37209**.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Being Lot No. 3 on the Plan of Morrow Road Division, as of record in Book 6200, Page 829, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property as conveyed from Lindsey Repp, married and Jonathan Mahan, husband to Mia J. Burke, a single person and Shayna K. Betts, a single person, tenants with the right of survivorship, as described in Doc. No. 20060406-0039806, Dated 03/24/2006, Recorded 04/06/2006 in DAVIDSON County Records.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at:
Inst # 20120221-0014778 recorded 2.21.12

Executed by the undersigned on 2/24, 2012:

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, by Wells Fargo Bank, N.A. as attorney in fact

By: _____

Name: Tobias E. Gift Vice President Loan Documentation

Its: _____

STATE OF Maryland
COUNTY OF Frederick

THE FOREGOING INSTRUMENT was acknowledged before me this 2/24, 2012 by Tobias E. Gift its VP Loan Documentation on behalf of **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, by Wells Fargo Bank, N.A. as attorney in fact,** appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced license as identification.

(SEAL) _____
Notary Public

LORA L FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 18, 2015

Print Name:

My Commission Expires: 10-18-2015

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Deboran Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $35 000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deboran Kiss
Affiant Deboran Kiss

Affiant, Deboran Kiss, subscribed and sworn before me this 09 day of March, 20 12.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries