Davidson County DEEDWARRSP
Recvd: 09/13/12 10:52 4 pgs
Fees:23.00 Taxes:241.24
20120913-0083113

CE1205-TN-360143

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,199.00 Richard Work Contract Management Coordinator

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF Aug - 2012

Notary Public Chris Heinichen

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2016

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust 504 Jefferson Davis Dr Franklin, TN 37069	Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust 504 Jefferson Davis Dr Franklin, TN 37069	09510010000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **U.S. Bank N.A., in its capacity as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Trust 2002-HE1 Mortgage Pass-Through Certificates, Series 2002-HE1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

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

This improved property known as: 2131 Sanborn Drive, Nashville, TN 37210

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust**, his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank N.A., in its capacity as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Trust 2002-HE1 Mortgage Pass-Through Certificates, Series 2002-HE1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. Bank N.A., in its capacity as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Trust 2002-HE1 Mortgage Pass-Through Certificates, Series 2002-HE1,** has executed this deed this the 30 day of July, 2012.

Prepared By: Eric Evans

Premium Title Services
2002 Summit Boulevard
Suite 600
Atlanta, Georgia 30319

U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE1

Richard Work
Contract Management Coordinator

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Work, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-HE1**, the within named bargainor, and that he/she as such, 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 Instrument Number_____,of record in Register's Office for County, State of Tennessee. Simultaneously Herewith

Witness my hand and Notarial Seal this 30 day of Aug, 2012.

Notary Public

Chris Heinichen
My Commission expires:

POA Recorded: July/11/2012, as Instrument No. 20120711-0060873

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

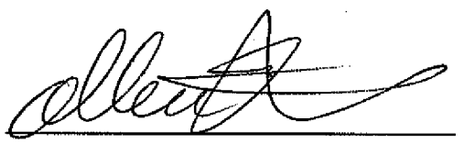
RETURN TO:
Ernest L. Edwards, III and William Heath Edwards, as Co-Trustees of the Ernest L. Edwards, Jr. Family Trust
504 Jefferson Davis Dr
Franklin, TN 37069

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 95 ON THE PLAN OF ELM HILL ACRES, SECTION III, OF RECORD IN PLAT BOOK 2330, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being Property Conveyed by Trustee's Deed from Weissman Nowack Curry & Wilco PC, Successor Trustee to U.S. Bank N.A., in its capacity as Trustee for the Holders of Morgan Stanley Dean Witter Capital I Inc. Trust 2002-HE1 Mortgage Pass-Through Certificates, Series 2002-HE1, recorded June 7, 2012, in Instrument No. 20120607-0049754, Davidson County, Tennessee.

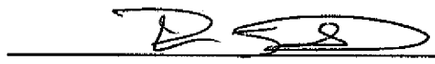
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



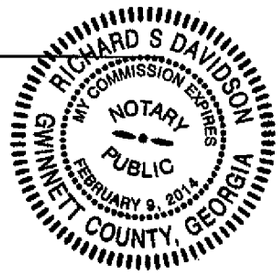
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas 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: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.