BILL GARRETT, Davidson County
Trans:T20130024708 DEEDWARRSP
Recvd: 03/27/13 10:30 5 pgs
Fees:28.00 Taxes:212.75
20130327-0029903

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Theresa M Elms	Theresa M Elms	062020A22300CO
~~2742 RIVERBEND DR~~ 3969 Stewart Rd.	3969 ~~3696~~ Stewart Road	
~~NASHVILLE, TN 37214~~ Kemah, TX 77565	Kemah, TX 77565	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5**, ("Grantor"), in favor of **THERESA M ELMS,** married ("Grantee").

FOR AND IN CONSIDERATION of the sum of **FIFTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($57,500.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 21 day of March, 2013.

GRANTOR:
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: Gina Bradley 3-21-13
Name: Gina Bradley
Its: Vice President

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid GINA BRADLEY who acknowledged to me that she/he is VP (Title of person signing) of **JPMorgan Chase Bank, National Association**, the attorney-in-fact for **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5**, and that in its capacity as attorney-in-fact for **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5**, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 21 day of MARCH, 2013.

Notary Public
My Commission Expires: 2/23/14

ALISSA OWENS
Notary Public, State of Texas
My Commission Expires
February 23, 2014

SPECIAL WARRANTY DEED

EXHIBIT "A"

Being Lot Number 346 of the Subdivision of River Trace Estates, Phase 1, Section 3 of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5 by Trustee's Deed recorded January 16, 2013, as Instrument No. 20130116-0005347, Register's Office for Davidson County, Tennessee.

Commonly known as: 2742 River Bend Drive, Nashville, Tennessee 37214.

Tax Parcel No.: 062020A22300CO

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Theresa M Elms

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Affiant

Subscribed and sworn to before me this 3/25/13.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____