

8/01/07 10:33:49  
 BK 565 PG 67  
 DESOTO COUNTY, MS  
 W.E. DAVIS, CH CLERK

Prepared By and Return to:  
 LandCastle Title, LLC  
 810 Crescent Centre Drive, Suite 280  
 Franklin, TN 37067  
 File Number: NSR-070600993A

**SPECIAL WARRANTY DEED**

Property

ADDRESS, NEW OWNER(S) AS FOLLOWS: Derrick Farmer and Janice Farmer	SEND TAX BILL TO: Derrick Farmer and Janice Farmer	MAP/PARCEL NUMBERS: 1069-3016.0-00251.00
(Name) Derrick Farmer Janice Farmer	(Name) Countrywide Bank FSB	
(Address) 7627 Hummingbird Dr.	(Address) 6515 Poplar Ave. # 109	
(City) (State) (Zip) Olive Branch MS 38654	(City) (State) (Zip) Memphis TN 38119	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 (\$10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company on behalf of the certificateholders Morgan Stanley ABS Capital I Inc. Trust 2005-NC2 Mortgage pass through certificates, series 2005-NC2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Derrick Farmer and Janice Farmer, the Grantees herein, their successors, heirs and assigns, that certain

improved  unimproved real estate located at 7627 HUMMINGBIRD DRIVE, OLIVE BRANCH, MS, 38654, DESOTO County Tennessee, described in Exhibit A attached hereto.

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. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

Gary Jewel 

**SPECIAL WARRANTY DEED**

## EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

EXHIBIT "A"

LOT 251, SECTION "D", IVY TRAILS SUBDIVISION, SECTION 30, TOWNSHIP 1, SOUTH, RANGE 6 WEST, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 89, PAGE 9, CHANCERY CLERK'S OFFICE FOR DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. INDEXING INSTRUCTIONS: LOT 251, SECTION "D", IVY TRAILS SUBDIVISION, SECTION 30, TOWNSHIP 1, SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI.

Witness our hand as of the 11th day of July 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company on behalf of the certificateholders Morgan Stanley ABS Capital I Inc. Trust 2005-NC2 Mortgage pass through certificates, series 2005-NC2 by Countrywide Home Loans Inc. as Attorney in Fact

By: Susan K Taylor

Name: Susan K Taylor

Its: Assistant Secretary



State of TEXAS  
County of COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan K Taylor \*\*, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Assistant Secretary (Title of person signing) of Countrywide Home Loans, Inc. as attorney-in-fact (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.



Witness my hand and official seal, at office in Plano, Texas, this 11th day of July 2007  
Stacy Israelson  
Notary Public  
My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_  
The actual consideration or value, whichever is greater, for this transfer is \$ \_\_\_\_\_  
\_\_\_\_\_  
Affiant  
Subscribed and sworn to before me this \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

GRANTEE:  
Derrick E. Farmer  
Janice S. Farmer  
7871 Windersgate Cir.  
Olive Branch MS  
1-662-893-8288  
N/A

GRANTOR:  
Deutsche Bank National Trust Co. on behalf  
of the certificate holders Morgan Stanley ABS Capital I  
Trust 2005-NC2 mortgage pass through certificates,  
series 2005-NC2  
7105 Corporate Dr.  
Plano, TX 75029  
1-800-669-0102