

This Instrument Prepared By:
Charles B. Griffith
Attorney at Law
106 Mission Court, Suite 1002
Franklin, Tennessee 37067

Record and Return To:
LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
LCT File No.: MSR-080400181A

After recording, return to:
Select Title & Escrow, LLC
7145 Swinnea Road, Suite 1
Southaven, MS 38671
(662) 349-3930

File # 08-1079

State of Texas)
County of Collin)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE7, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto MARY CAROLYN MCELHANNON, ("Grantee," hereinafter), the following described property situated in DeSoto County, Mississippi, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR LEGAL DESCRIPTION

Commonly known as street address: 7389 Wallingford Drive, Olive Branch, MS 38654

AND THE SAID Grantor will forever specially warrant and defend the title to the above-described property unto the said Grantee and his heirs, representatives, and assigns, against the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is," "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have made no representation or warranties, other than as specifically set out herein, either expressed or implied regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this Deed, as evidenced by having same recorded, Grantee affirms the content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors and/or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding any deficiency as to the condition of the property and/or any existing structures on said parcel.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that taxes for the current year have been or shall be prorated on an estimated basis, effective the date of this instrument and are hereby assumed by the Grantee herein. When such actual taxes have been determined the parties hereto shall adjust the proration accordingly.

This conveyance and the warranty thereof is subject to zoning and/or other land-use regulations promulgated by federal, state, or local governments affecting the use or occupancy of the subject property, any and all prior reservations, restrictions, easements, exceptions, sales, covenants, and/or conditions of record, including mineral, oil or gas reservations, and any and all public utility easements, servitudes and rights of way and restrictive covenants which might affect the subject property.

Grantor Name and Address:

Deutsche Bank
LandCastle Title
810 Crescent Centre Dr. Ste 280
Franklin, TN 37067
Phone Number: 615-503-9901

Grantee Name and Address:

Mary C. McElhannon
6070 Nellwood
Olive Branch, MS 38654
Phone Number: 662-893-6810

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY,
MISSISSIPPI

(Special Warranty Deed Continued)

WITNESS THE SIGNATURE of the Grantor on this 7th day of April, 20 08.

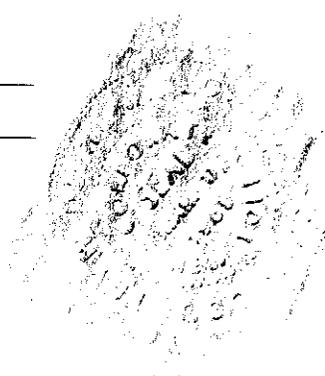
GRANTOR:
Deutsche Bank National Company as Trustee for Morgan
Stanely ABS Capital I Inc. Trust 2006-HE7 Mortgage Pass-
Through Certificates, Series 2006-HE7

BY: Countrywide Home Loans, Attorney in Fact

BY:

Toni Gary

Toni Gary, Asst Secretary
(Print Signer's Name and Title/Capacity)



ACKNOWLEDGEMENT

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 7th day of April, 20 08, within my jurisdiction, the within named Toni Gary (Signer) who acknowledged to me that s/he is the Asst Secretary (title/capacity) of Countrywide Home Loans (Signer's company name), the Attorney in Fact for Deutsche Bank National Company (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed and delivered the above and foregoing instrument after having been authorized by Toni Gary / Countrywide Home Loans (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 7th day of April, 20 08.

Raquel Black
NOTARY PUBLIC
My Commission Expires:

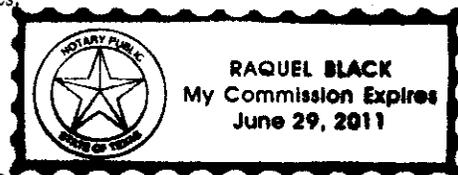


EXHIBIT "A"
(Legal Description)

LOT 177, SECTION B, SOUTHBRANCH SUBDIVISION, SITUATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 38 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.