

PREPARED BY:  
Cecil D. McClellan III  
McClellan Law Firm, P.A.  
1091 Old Fannin Rd., Suite C  
Brandon, Mississippi 39047  
601.992.6050

*21*  
Return To:  
Realty Title & Escrow  
6525 Quail Hollow Rd  
#115  
Memphis, TN 38120  
901-260-4055  
RT# 10010725

RETURN TO:  
Advantage Closing & Escrow  
1091 Old Fannin Road, Suite B  
Brandon, Mississippi 39047  
601.919.0045  
File #: FRS000439  
Loan No. 324367101

**SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

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 GRANTOR:

**Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE7 Mortgage Pass-Through Certificates, Series 2005-HE7**  
c/o HomEq Servicing  
701 Corporate Center Drive  
Raleigh, NC 27607  
(919) 528-1146

does hereby bargain, sell, grant, convey, and warrant unto GRANTEE:

*/M.*  
**Yuki McNeil, individually** a married woman  
1321 Broady Road  
Nesbit, MS 38651  
(901) 461-0496

the following described land and property located in DeSoto County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Lot 5, Rolling Meadows Subdivision, S30-T2S-R7W, DeSoto County, Mississippi  
*PB 8 PG 45*

Excepted from this deed and warranty hereof are all zoning and building ordinances, easements, covenants and rights of way of record, prior reservations and conveyances of minerals.

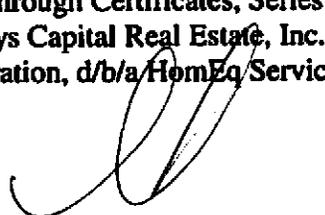
Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Grantor conveys the property described herein subject to the following:

- (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 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, 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 proper years due to changes(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.

IN WITNESS THEREOF, the undersigned Grantors have executed this Special Warranty Deed on the 20 day of March, 2010.

Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE7 Mortgage Pass-Through Certificates, Series 2005-HE7 by Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomeEq Servicing, Attorney in Fact

BY: 

ITS: **Neriko Colston**  
Assistant Secretary

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of March, 2010 within my jurisdiction, the within named \_\_\_\_\_, who acknowledged to me that (he) (she) is the \_\_\_\_\_ of Barclays Capital Real Estate, Inc., a Delaware Corporation, d/b/a HomeEq Servicing, Attorney in Fact for Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE7 Mortgage Pass-Through Certificates, Series 2005-HE7 and that (he)(she) executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said National Banking Association to do so.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

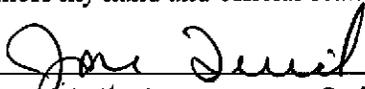
\_\_\_\_\_

State of California }  
County of Sacramento } ss.

On **MAR 25 2010**, before me, **Jane Quick**, Notary Public, personally appeared **Noriko Colston**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
Notary signature **Jane Quick**



**EXHIBIT A**

**COMPLETE LEGAL DESCRIPTION**

**Lot 5, Rolling Meadows Subdivision, located in Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 8, Page 45, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**Tax Identification Number: 2079300300000500**

**Physical Address known as: 1321 Broady Road, Nesbit, MS 38651**