FILE NO.: 226.0406561TN\mjg
LOAN NO.: 0010765766\CONV

Davidson County DEEDTRS
Recvd: 06/21/04 10:06 2pgs
Fees:13.00 Taxes:503.87
20040621-0073001

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 2003, and recorded in the Register's Office of Davidson County, TN, at Book 20030411-0048473, ("Deed of Trust"), Richard L Bivens Jr. conveyed to Priority Trustee Services of Tennessee, LLC, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2 Mortgage Pass-Through Certificates Series 2003-OPT2; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 05/06/04, 05/13/04 and 05/20/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 3, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2 Mortgage Pass-Through Certificates Series 2003-OPT2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 136,180.51; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2 Mortgage Pass-Through Certificates Series 2003-OPT2 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.,** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2 Mortgage Pass-Through Certificates Series 2003-OPT2,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Unit No. 213 on the Plan of Burns Station Condominiums, according to the Master Deed of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Being the same property conveyed to the Grantor by deed of record in Book 11624, page 548, Register's Office for Davidson County, TN.

The last recorded Warranty Deed was filed of record at Book11624 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset-Backed Securities Trust 2003-OPT2 Mortgage Pass-Through Certificates Series 2003-OPT2,** its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, L.L.C.,** as

Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.,** Substitute Trustee, has hereunto set his hand, this 3rd day of June, 2004.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 3rd day of June, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

ROBIN M. WALKER NOTARY PUBLIC GEORGIA EXPIRES APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 136,180.51, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3rd DAY OF JUNE 2004.

ROBIN M. WALKER NOTARY PUBLIC GEORGIA EXPIRES APRIL 12, 2008 DEKALB COUNTY

Notary Public

My Commission Expires: _____

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MSP No.: 226.0406561TN (Bivens)
Lender Loan No.: 0010765766
Property Address: 213 Burns Avenue, Nashville, TN 37203
Tax Parcel ID No.: 104-02-0-M; 213.00

Mail Tax Notices To and Property Owner:
Option One Mortgage Corporation
3 Ada, C 879 AM
Irvine, CA 92618