FILE NO.: 560.0512004TN\smh
LOAN NO.: 0320781578\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 09/12/05 09:52 2 pgs
Fees:13.00 Taxes:180.67

20050912-0109111

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 29, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument 20031006-0147229, ("Deed of Trust"), Donald Jones and Gloria M. Jones conveyed to Arnold M. Weiss, 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 Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20050831-0104062** in the Register's Office of Davidson County, Tennessee; 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 Tennessee and the terms and provisions of said Deed of Trust on 08/04/2005, 08/11/2005, 08/18/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 25, 2005, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, 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 **Mortgage Electronic Registration Systems, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 48,829.71; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of March 1, 2004 MASTR Asset Backed Securities Trust 2004-WMC1 Mortgage Pass-Through Certificates Series 2004-WMC1,** his/her successors and assigns;

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 Mortgage Electronic Registration Systems, Inc. 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 **U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of March 1, 2004 MASTR Asset Backed Securities Trust 2004-WMC1 Mortgage Pass-Through Certificates Series 2004-WMC1,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Located in the 11W-04125 Civil District of Davidson County, Tennessee.
Land in Davidson County, Tennessee, being lot no. 28 on the plat of a subdivision of lot. 3, Harding Lytle Tract, as of record in Book 547, page 72, Register's Office for said County.
Said lot no. 28 fronts 50 feet on the notherly side of Morena Street and runs back 162.95 feet, more or less, on the westerly line and 162.5 feet, more or less, on the easterly line to an alley and shows 50 feet on said alley.
Being the same property conveyed to Gloria M. Jones by quitclaim deed dated 5/19/03 and recorded 07/15/03, from Aaron A. Sawyers, of record in instrument no. 20030715-0098563, register's office for Davidson County, Tennessee. The aforesaid Aaron Anthony Sawyers, Jr. and Gloria M. Jones are the only surviving heirs and issue of Mildred F. Sawyers, deceased. The same property was conveyed to Mildred F. Saqwyers, by quitclaim deed dated 11/15/96, from Gloria M. Jones, as recorded in book 10260, page 754 of said Register's Office. For further source of title see affidavit of heirship of record in instrument no. 20030924-0141412, in said Register's Office.
Being the same property conveyed by Gloria M. Jones, by Quitclaim deed to Gloria M. Jones and husband, Donald Jones, as tenants by the entirety, of record in instrument no. 20031006-0147228, register's office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20031006 in the Register's Office of Davidson County, Tennessee.

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 **U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of March 1, 2004 MASTR Asset Backed Securities Trust 2004-WMC1 Mortgage Pass-Through Certificates Series 2004-WMC1,** his/her 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 25th day of August, 2005.

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

STATE OF GEORGIA
COUNTY OF DEKALB

On this 25th day of August, 2005, 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.

Notary Public

My Commission Expires:

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2008

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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 $ 48,829.71, 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 25th DAY OF AUGUST 2005

Notary Public

My Commission Expires:

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2008

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MSP No.: 560.0512004TN (CONV)
Lender Loan No.: 0320781578
Property Address: 2212 Morena [illegible]ville, TN 37208
Tax Parcel ID No.: 92-03; 186.00

Mail Tax Notices To and Property Owner:
Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI
1270 Northland Drive, Suite 200
Mendota Height, MN 55120