Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

RETURN TO: 2096

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me this 25th day of October, 2007.

My Commission Expires:
9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/29/07 15:30 2 pgs
Fees:13.00 Taxes:407.00
20071029-0127593

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Melba Jackson 1604 A&B MeHarry Blvd. Nashville, Tennessee 37208 MAP & PARCEL NO. 092-03-0/376.00	Melba L. Jackson 605 Malta Drive Nashville, Tennessee 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

US Bank National Association, as trustee for UBS Warburg (Mastr Asset Backed Securities Trust 2003-WMC1)

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Melba Jackson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the Westerly 50 feet of the Easterly 113 feet of Lots Nos. 13 and 14, on the Plan of A.J. Harding's Addition, as of record in Book 21, Page 138, Register's Office for said County.

Said part of Lot 13 and 14 fronts 50 feet on the Northerly side of MeHarry Boulevard, formerly Harding Street, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to US Bank National Association, as trustee for UBS Warburg (Mastr Asset Backed Securities Trust 2003-WMC1) by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated August 22, 2007, and filed of record on August 30, 2007, in Instrument No. 20070830-0104077, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1604 A&B MeHarry Boulevard, Nashville, TN 37208

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE

LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 27th DAY OF SEPTEMBER, 2007.

US Bank National Association, as trustee for UBS Warburg (Mastr Asset Backed Securities Trust 2003-WMC1)

By: By Chase Home Finance, LLC
as attorney-in-fact As Attorney-In-Fact

HEIDI BRODERSEN, ASST. VICE PRESIDENT

by:

HOME FINANCE LLC LIMITED LIABILITY COMPANY SEAL 2004 DELAWARE

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared HEIDI BRODERSEN, ASST. VICE PRESIDENT who, upon oath, acknowledged him/herself to be the A.V.P. of Chase Home Finance LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chase Home Finance LLC executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 27 day of September, 2007.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Notary Public

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
MyComm. Expires Jun 28, 2011

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SPECIAL WARRANTY DEED

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JASON L. STEPHENS
Commission # 1754027
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