Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V7000-399
0147211882

Davidson County DEEDWARR
Recvd: 02/13/08 09:45 3 pgs
Fees:18.00 Taxes:138.75
20080213-0014399

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of January, 2008, by U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, Grantor, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Joseph D. Claybon, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2-B Zone Lot Division, lots 1 and 2 Bryans Addition to Edgefield, of record in plat book 6200 page 503 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, by Trustee's Deed recorded in the Register's Office of Davidson County, Tennessee as Instrument Number 20071101-0129168.

Commonly known as: 220 Berry Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1 by its duly authorized attorney in fact Wells Fargo Bank, N.A., record in the Register's Office of Davidson County, Tennessee as Instrument Number 20070917-0110816.

BY: _____
LYNN CARDER
Vice President Loan Documentation

ITS: _____

Acknowledgment

State of IA

County of Polk **)ss.**

On this day before me, a Notary Public, personally appeared Lynn Carder, **to me personally well-known, who acknowledged that he/she is the** VP **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 17 **day of January, 2008.**

(Seal) _____
Notary Public

My commission expires: _____

NOTARIAL SEAL IOWA

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

State of Tennessee

County of Williamson)ss.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $37,500.00, 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 this 11th **day of February, 2008.**

Notary Public

(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

My commission expires: _____

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

Property owner and party responsible for payment of taxes:
Joseph D. Claybon
220 Berry Street
Nashville, TN, 37207

Map No. 082070 54300

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211