Davidson County DEEDWARR
Recvd: 03/12/08 12:37 3 pgs
Fees:18.00 Taxes:495.80

20080312-0024955

3

495.80
18.00
$513.80

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-232
359116645

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of January 2008, by The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2.

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

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Farmingham Woods Phase II, Section 1, as of record in Plat Book 7900, page 306, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

This conveyance is made subject to: 1.) Charter of Incorporation of Farmingham Woods Homeowners Association, Inc. of record in Book 8245, page 768, Register's Office for Davidson County, Tennessee. 2.) All matters appearing on the Plan of record as Book 7900, page 306, Register's Office for Davidson County, Tennessee. 3.) Storm water detention agreement of record in Book 8199, page 852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2.by Quitclaim Deed filed in the Register Office of Davidson County as Instrument number 20080312-0024954

Commonly known as: 5950 Colchester Drive, Hermitage, TN 37076

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.

The Bank of New York Trust Company N.A., as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-2, Mortgage Pass Through Certificates, Series 2005-2.

BY: Doreen Di Biagio
Doreen DiBiagio

ITS: Assistant Vice President

The Bank of New York Trust Company National Association, NA
by Wells Fargo Bank, N.A. as Attorney in Fact

Acknowledgment

State of MARYLAND
)ss.
County of ANNE ARUNDEL

On this day before me, a Notary Public, personally appeared DOREEN DIBIAGIO, to me personally well-known, who acknowledged that he/she is the ASST VICE PRESIDENT, of The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2, 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 by himself/herself as such officer.

Witness my hand and seal this 7th day of January 2008.

Pamela D. Pendarvis
Notary Public
My commission expires: 10/24/2011

(Seal)

PAMELA D. PENDARVIS
Notary Public
State of Maryland
Anne Arundel County
My commission exp. October 24, 2011

State of Tennessee
)ss.
County of Williamson

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, $134,000.00, 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 9 **day of** ~~December~~ January**, 2008.**

(Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public

My commission expires: _____

Property owner and party responsible for payment of taxes:
Dustin M. Steele
5950 Colchester Drive
Hermitage, TN 37076

Parcel #087 05 0A 056.00

Return to:

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