RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
George P. Flanagan and Cheryl D. Flanagan

GRANTEE(s)
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 05/01/08 08:27 2 pgs
Fees:13.00 Taxes:493.95
20080501-0044199

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 23, 2005 and recorded January 9, 2006, as Instrument No. 20060109-0003007 in the Register's Office of Davidson County, Tennessee, George P. Flanagan and Cheryl D. Flanagan conveyed to Rhonda C. Bundy, 6077 Primacy Parkway, Suite 121A Memphis, TN, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Peoples Choice Home Loan, Inc, a Wyoming Corporation and Peoples Choice Home Loan, Inc., a Wyoming Corporation's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on November 30, 2007 as Instrument No. 20071130-0138800 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 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on April 23, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2, at and for the sum of $133,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

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

Being Lot No. 15 in the J.M., T.J., and G.W., Harding Subdivision. Said Lot No. 15 fronts 50 feet on the southerly side of Thompson Street and extends back between parallel lines and with the easterly margin of Twenty-First Avenue North 150 feet at an alley.

Being the same property conveyed to George P. Flanagan and wife, Cheryl D. Flanagan by Warranty Deed from William A. Boyd, an unmarried person dated March 28, 2003, recorded April 3, 2003, in Instrument No. 0030403-0044322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Parcel # 08115017900

Commonly known as: 1827 Knowles Street, Nashville, Tennessee 37208.

Tax Parcel No.: 08115017900

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 US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 23 day of April, 2015.

Matthew Smith, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Matthew Smith, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 23 day of April, 2015.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, **whichever is greater, is $133,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Matthew Smith
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Matthew Smith, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Ark this 23 day of April, 2015.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-HE2
3476 Stateview Blvd.
Ft. Mill, SC 29715