Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-337

Davidson County DEEDWARR
Recvd: 05/09/08 09:26 3 pgs
Fees:18.00 Taxes:157.25
20080509-0048051

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st day of April, 2008, by US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Trina J Taylor, 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 1-A, Zone Lot Division, Lot No 1, N 2nd St Lot, of record in Plat Book 6200, Page 735, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1 in Trustee's Deed filed as instrument number 20071017-0123229.

Commonly known as: 619 B North 2nd 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.**

**US 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**

**POA recorded instrument # _____**

**BY:** _____

**ITS:** _____ JOSEPH BARRY Vice President Loan Documentation

**Acknowledgment**

**State of** IA

**County of** Polk **)ss.**

**On this day before me, a Notary Public, personally appeared** Joseph Barry, **to me personally well-known, who acknowledged that he/she is the** VP **of** Wells Fargo Bank, NA, **a corporation, as attorney-in-fact for US 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** 18th **day of** April, 2008.

Melinda J. Koll
**Notary Public**

**My commission expires:**

_____
**(Seal)**

NOTARIAL SEAL IOWA
MELINDA J. KOLL
Commission Number 743511
My Commission Expires
October 20, 2009

State of TN
)ss.
County of DAVIDSON

**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, $42,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Rebecca D Pruitt
**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this** 5th **day of** MAY, 2008.

Joyce Jordan
**Notary Public**

**My commission expires:**

9-23-08
**(Seal)**

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

**Property owner and party responsible for payment of taxes:**
**Anthony R. Taylor**
**619 B North 2nd Street**
**Nashville, TN, 37207**

**Map No. 08207023800**

**Return to:**

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211