Davidson County DEEDWARR
Recvd: 07/11/08 10:41 5 pgs
Fees:28.00 Taxes:70.30

20080711-0071322

Return To: Real Estate Loan Services
Attn: Post Closing
7151 Lee Hwy, Suite 200
Chattanooga, TN 37421

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
557036 321424343
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lara Batey Sanders and Sims Sanders	Same.	93-16-67.00
One Maryland Farms Suite 103		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2 a National Banking Association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Lara Batey Sanders and Sims Sanders the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.
Derivation Information contained in Exhibit "A" hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 19,000.00.

Affiant _____

Subscribed and sworn to before me this the _____ day of July, 2008

Notary Public _____

My commission expires:
(Affix Seal)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 97 Claiborne Street, Nashville, TN 37210
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 1st day of July, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004
MASTR Asset Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2
By Barclays Capital Real Estate Inc., a Delaware Corporation, dba HomEq Servicing, attorney in fact

By: _____

Printed Name: Tonya Blechinger

Its: Assist. Secretary

(Corporate Seal)

Acknowledgment

State of _____
)ss.
County of _____

On this day before me, a Notary Public, personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Capita Real Estate, Inc., a Delaware Corporation, D/B/A Homeq Servicing a corporation, as attorney in fact for U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of July 1, 2004 MASTR Asset Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2 a national banking association, 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 national banking association as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this _____ day of _____.

_____
Notary Public

My commission expires:

_____
(Seal)

State of California }
County of Sacramento } ss.

On July 1, 2008, before me, J.Gualano, Notary Public, personally appeared Tonya Blechinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

J. GUALANO
COMM. # 1607324
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. SEP 18, 2009

Power of Attorney of Record as Instrument No. 20080625-0065432, in the Register's Office for Davidson COunty, Tennessee.

Exhibit "A": Legal Description.
U. S. Bank National Association as Trustee.

Land in Davidson County, Tennessee being Lot No. 99 on the Plan of Maury & Claiborne's Addition to South Nashville as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 35 feet on the easterly side of Claiborne Street and extends back between parallel lines with the northerly margin of Fain formerly Spring Street 165 feet to an alley.

Being the same property conveyed to U. S. Bank National Association as trustee, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, by Dionne Simmons, Vice President, dated October 18, 2007, recorded November 7, 2007, of record at Instrument No. 20071107-0131339, in the Register's Office for Davidson County, Tennessee. Corrective Substitute Trustee's Deed recorded March 13, 2008 as Instrument No. 20080313-0025256, in said register's office.