RT 9371

Return to:
RESOURCE TITLE AGENCY, INC.
2639 Elm Hill Pike, Suite 350
Nashville TN 37214

BILL GARRETT, Davidson County
Trans:T20090035753 DEEDWARR
Recvd: 06/01/09 10:34 5 pgs
Fees:28.00 Taxes:314.50
20090601-0049923

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
610566 326152261
Audra Payton

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 083-07-0 085.00
Nicholas G. Valentino and Stacey	Nicholas G. Valentino and Stacey	
Jo Valentino, 806 Washington Ave	Jo Valentino, 3430 Stonesmont Rd.	
Nashville, TN. 37207	Nashville, TN 37215	

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 May 1, 2007 MASTR Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 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 Nicholas G. Valentino and Stacey Jo Valentino, husband and wife 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.
*20090209-0010980

STATE OF
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $ 85,000

Affiant

Subscribed and sworn to before me this the 29th day of May 2009

My commission expires: 6-5-12

Notary Public

(Affix Seal)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DEKALB CO., TENN.

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 806 Washington Avenue, Nashville, TN 37207
improved ( )

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 17 day of April, 2006, 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 May 1, 2007 MASTR Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1

* By Barclays Captial Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact

By: _____

Printed Name: Tonya Blechinger

Its: Assist. Secretary

(Corporate Seal)

STATE OF
COUNTY OF

On this day before me, SEE ATTACHED, a Notary Public personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Captial 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 May 1, 2007 MASTR Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1, 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 _____, _____.

_____ (This area for official notarial seal)

Notary Public

My Commission Expires:

* Power of Attorney of Record in Book 20081231 Page 0124041 in Davidson County Tennessee Registers Office.

State of California }
County of Sacramento } ss.

On April 17, 2009, 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

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Lot No. 46 in the subdivision of Robert E. Powers Lands, in the old 18th District of said county, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Wooten by Warranty Deed from R. Gregg Poole, a married person, dated November 9, 2001 and recorded December 4, 2001 in Instrument Number 20011204-0132595, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Joyce Wooten and Lorenzo Wooten by Quitclaim Deed from Joyce Wooten dated December 22, 2006 and recorded March 9, 2007 in Instrument Number 20070309-0029610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 19, 2009 and recorded February 9, 2009 of record in Instrument No. 20090209-0010980, Register's Office for Davidson County, Tennessee.