STATE OF TEXAS
COUNTY OF ~~DALLAS~~ Denton

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

Subscribed and sworn to before me this 4th day of JUNE, 2009.

My Commission Expires: 7/24/2011

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Affiant Jaime Marshall

Notary Public Kavita R. Cooper

BILL GARRETT, Davidson County
Trans:T20090044287 DEEDWARR
Recvd: 07/01/09 14:55 2 pgs
Fees:13.00 Taxes:257.15
20090701-0061474

## SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
*TAYLOR TITLE & ESCROW, INC.*
*51 CENTURY BLVD., SUITE 130*
*NASHVILLE, TENNESSEE 37214*
2372

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| GROVES AND PARRIS PROPERTIES, LLC<br>5821 CARL PLACE<br>NASHVILLE, TN 37209<br><br>MAP & PARCEL NO. 091-06-0-117.00 | GROVES + PARRIS PROPERTIES, LLC<br>7933 RIVER ROAD<br>Nashville, TN 37209 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

U.S. Bank National Association, as Trustee MASTR Asset Backed Securities Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*GROVES AND PARRIS PROPERTIES, LLC,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being lot No. 32 on the plan of West Park Addition, as of record in Book 2330, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, as Trustee MASTR Asset Backed Securities Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 12, 2009, and filed of record on May 20, 2009, in Instrument No. 20090520-0046227, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *5821 CARL PLACE, NASHVILLE, TN 37209*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES,

THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 HANDS THIS 4th DAY OF JUNE, 2009.

***U.S. Bank National Association, as Trustee MASTR Asset Backed Securities Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1***

By Attorney-in-Fact: JP Morgan Chase Bank, NA.

by:
Perry Pollard
Assistant Vice President

STATE OF TEXAS
COUNTY OF ~~DALLAS~~ Denton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry Pollard, who upon oath, acknowledged him/herself to be the Assistant Vice President of JP Morgan Chase Bank, NA., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JP Morgan Chase Bank NA executed the within instrument for the purposes therein contained and who further acknowledged that JP Morgan Chase Bank NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 4th day of JUNE, 2009.

My Commission Expires: 7/24/2011

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public

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SPECIAL WARRANTY DEED

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