STATE OF Tennessee
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer is $ -0-.

Lisa Shupe
AFFIANT

Sworn to and subscribed before me this 8th day of April, 2009.

Rita B. Mitchell
NOTARY PUBLIC My commission expires: 7-24-11

RITA B. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No. 174110A21400 CO

Address of New Owner:
U.S. Bank, N.A., as Trustee
3900 The Exchange Building 500
Atlanta, GA 30339

Send Tax Notices To:
same.
2316 Haskell Dr
Antioch, TN 37013

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, ERIC LEE WILLIAMS, hereinafter referred to as Grantor, hereby quitclaims to U.S. BANK N.A., as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2006-AM3, Mortgage Pass-Through Certificates, Series 2006-AM3, a corporation organized and existing under the laws of the United States, its successors and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See Attachment "A", legal description of the subject property, made a part hereof. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said ERIC LEE WILLIAMS has hereunto set his signature, this 7th day of April, 2009.

Eric L. Williams
ERIC LEE WILLIAMS

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC LEE WILLIAMS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 7th day of April, 2009.

Notary Public - State of Florida
GEORGIANNE H. PHILLIPS
MY COMMISSION # DD538645
EXPIRES: April 10, 2010
Bonded through Western Surety Company

Georgianne H Phillips
NOTARY PUBLIC

My commission expires: 4-10-09

This Deed Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, Tennessee 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY GRANTEE
THERE HAS BEEN NO TITLE SEARCH.

BILL GARRETT, Davidson County
Trans: T20090044562 DEEDQC
Recvd: 07/02/09 12:07 2 pgs
Fees: 12.00 Taxes: 0.00

20090702-0061815

Attachment "A": Legal Description.
Quitclaim Deed
Eric Lee Williams

Described property located in the City of Antioch, Davidson County, Tennessee, to-wit:

Lot Number 313, Cane Ridge Farms, Phase 4, filed in Plat of record in Instrument Number 20030721-0101773, recorded 07/21/2003, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric Lee Williams, Erin Denise Gentry, Karen L. Dickson, by Special Warranty Deed from U.S. BANK N.A., as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2006-AM3, Mortgage Pass-Through Certificates, Series 2006-AM3, dated January 21, 2009 and recorded March 4, 2009 as Instrument No. 20090304-0019437, in the Register's Office for Davidson County, Tennessee.