RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Patricia A. Cox

GRANTEE(s)
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090055581 DEEDTRS
Recvd: 08/14/09 09:51 5 pgs
Fees:28.00 Taxes:349.65
20090814-0076470

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 28, 2005 and recorded October 4, 2005, as Instrument No. 20051004-0119000 and re-recorded on October 14, 2005, as Instrument No. 20051014-0123909 in the Register's Office of Davidson County, Tennessee, Patricia E Cox conveyed to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue Memphis Shelby 38103, as Trustee for Wells Fargo Bank N.A., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on July 10, 2009 as Instrument No. 20090710-0064767 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on July 2, 2009 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on July 29, 2009 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, at and for the sum of $94,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, its successors and assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

> Being all of Lot No. 24, on the plan of Section II, Southlake, according to plat and survey appearing of record in Plat Book 2083, Page 84, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 2274, page 618; Sanitary Sewer, Storm Drainage Easements of record in Book 4259, page 983; and to any and all matters shown on said plat and survey of record in Plat Book 2083, page 84; all of said Register's Office.
>
> Being the same property conveyed to Patricia A. Cox by Warranty Deed recorded October 4, 2005 , as Instrument No. 20051004-0118999, Register's Office for Davidson County, Tennessee.
>
> Commonly known as:3127 Lake Park Drive, Nashville, Tennessee 37211-2722.
>
> Tax Parcel No.: 11915002600

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 US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29th day of July, 2009.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 29 day of July, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 29 day of July, 09.

Notary Public

My Commission Expires: MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1
3476 Stateview
Fort Mill, SC 29715

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated September 28, 2005, recorded October 4, 2005, as Instrument No. 20051004-0119000 and re-recorded on October 14, 2005, as Instrument No. 20051014-0123909 in the Register's Office of Davidson County, Tennessee, executed by Patricia E Cox in favor of Wells Fargo Bank N.A. to secure the payment of a deed of trust note to Wells Fargo Bank N.A..

2. US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1 is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, ***et seq.*** **(the Servicemembers Civil Relief Act).**

FURTHER AFFIANT SAYETH NOT.

DATED this 27th day of July, 2017.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 29 day of July, 09.

Melissa G. Peresko
Notary Public

My Commission Expires:

MELISSA G. PERESKO
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-08-2014

DServiceMembersAffidavitTN_mokere_090729_1353

Department of Defense Manpower Data Center JUN-23-2009 12:45:07

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
COX	PATRICIA	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		