Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-090800197A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: April Wiggins	SEND TAX BILL TO: April Wiggins Grassland Financial Services	MAP/PARCEL NUMBERS: 08112037100
(Name) 447 Mayfield Place	(Name) 1108 Battlewood St	
(Address) Brentwood, TN 37027	(Address) Franklin, TN 37069	
(City) (State) (Zip)	(City) (State) (Zip)	

Davidson County DEEDWARR
Recvd: 09/30/09 10:59 4 pgs
Fees:23.00 Taxes:103.60
20090930-0090704

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 , Grantor, has this day bargained and sold, and does hereby transfer and convey unto April Wiggins, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1410 Arthur Ave., Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 by American Home Mortgage Servicing Inc., as Attorney in Fact

By: E Evelyn Brown

Name: Evelyn Brown
Assistant Secretary

Its: _____

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid E. Evelyn Brown who acknowledged to me that she/he is _____(Title of person signing) of _____(Name of Company), the attorney-in-fact for U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 , and that in its capacity as attorney-in-fact for U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 1ST day of September, 2009.

KOBI N AUSTIN
My Commission Expires
June 16, 2013

K N A

Notary Public

My Commission Expires: _____

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00.

E Evelyn Brown

Affiant

Subscribed and sworn to before me this September 1, 2009

K N A

Notary Public

My Commission Expires: _____

RE: 1410 Arthur Ave., Nashville, TN 37208

KOBI N AUSTIN
My Commission Expires
June 16, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 123 on the Plan of McGavock's Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2007-HE2 by Substitute Trustee's Deed as recorded in Instrument #200906120054774, Register's Office for Davidson County, Tennessee.

RE: 1410 Arthur Ave., Nashville, TN 37208

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(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 te 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.

RE: 1410 Arthur Ave., Nashville, TN 37208