BILL GARRETT, Davidson County
Trans:T20090068495 DEEDWARR
Recvd: 10/07/09 10:33 5 pgs
Fees:28.00 Taxes:94.21
20091007-0093350

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
610430 325680379
Audra Payton

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		051-06-0-A 007.00
PTE Development,LLC		
2479 Murfreesboro RD	Same	
Suite 162, Nash.,TN 37211		

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 December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 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 PTE Development, LLC 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 _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $25,462.00

Affiant Lisa Sheppard

Subscribed and sworn to before me this the 2nd day of October 2009

Notary Public Rita B. Mitchell

My commission expires: 7-24-11 (Affix Seal)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, 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 724 Due West Avenue J, Madison, TN 37115
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 21 day of August, 2009, 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 December 1, 2006
MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3
By: Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, its Attorney-in-Fact

By: _____

Printed Name: Norlko Colsten

Its: Assistant Secretary

(Corporate Seal)

STATE OF
COUNTY OF

On this day before me, _____, a Notary Public personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Barclays Capital 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 December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3, 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 Onstrument #20081231-0124041
Davidson County Register's Office

State of California }
County of Sacramento } ss.

On AUG 2 1 2009, before me, H. Clapp, Notary Public, personally appeared Noriko Colston, 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 H. Clapp

H. CLAPP
COMM. #1786268
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 28, 2011

Exhibit "A": Legal Description.
U.S. Bank National Association as Trustee.

Described property located in Davidson County, Tennessee, to wit:

Town Home Unit J on the Plan of Royal Property Management LLC of record in Master Deed Instrument Number 20050817-009684 Register's Office of Davidson County Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee by Ashley M. Jones, Authorized Agent, dated January 16, 2009, recorded February 2, 2009, of record in Instrument Number 20090209-0010979, in the Register's Office of Davidson County, Tennessee.