Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2340
1146024618

BILL GARRETT, Davidson County
Trans:T20100006406 DEEDWARRSP
Recvd: 02/02/10 10:41 3 pgs
Fees:18.00 Taxes:353.81
20100202-0008240

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31st day of December, 2009, by US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-WMC2, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Donna L. Welke and Rick A. Welke, wife and husband, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 20 on the Plan of the First Revision of Forest Pointe, Phase II, of record in Book 9700, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-WMC2 by Trustee's Deed recorded as Instrument Number 20090908-0083727, Register's Office of Davidson County, Tennessee.

Commonly known as: 816 Forest Pointe Circle, Antioch, TN 37013.

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 Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-WMC2, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

POA recorded as Instrument No. 20070917-0110816

BY: _____

Christina M. Dorsa

ITS: VP Loan Documentation

Acknowledgment

State of California
)ss.
County of San Bernardino

*VP Loan Documentation

On this day before me, a Notary Public, personally appeared Christina M. Dorsa, to me personally well-known, who acknowledged that he/she is the VPLD of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-WMC2, a corporation, 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 corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 31st day of December, 2009.

_____
Notary Public Branden Farmer

My commission expires:
June 27, 2013
(Seal)

BRANDEN FARMER
Commission # 1855880
Notary Public - California
San Bernardino County
My Comm. Expires Jun 27, 2013

State of TN
)ss.
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $95,624.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 1st day of February, 2010.

Notary Public

My commission expires:

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Rick A. Welke
816 Forest Pointe Circle
Antioch, TN, 37013

Map No. 150 090B 020.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211