Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0285

BILL GARRETT, Davidson County
Trans:T20100032089 DEEDWARR
Recvd: 05/27/10 14:40 2 pgs
Fees:13.00 Taxes:555.00
20100527-0041085

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of May, 2010

Notary Public
Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

ADDRESS OF NEW OWNER:
Abimbola L. Bamidele
Joy Chioma Ezirim
5621 Murphywood Crossing
Antioch, TN 37013

SEND TAX BILLS TO:
WR Starkey Mortgage
5055 W. Park Blvd, Ste. 300
Plano, TX 75093

MAP & PARCEL
164-13-0-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Theresa Hibachi, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abimbola L. Bamidele and Joy Chioma Ezirim both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Asheford Crossing, Section Three, of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Theresa Habachi by Warranty Deed from US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-FRE2, dated 8/26/08 and recorded 9/5/08 in Instrument Number 20080905-0091287; and the same property previously conveyed to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust, 2006-FRE2 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated 2/8/08 and recorded 2/19/08 in Instrument Number 20080219-0015895, Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the Grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5621 Murphywood Crossing Antioch TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Theresa Hibachi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa Hibachi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2010.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY