THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: RDC2010030605TN1

BILL GARRETT, Davidson County
Trans:T20100035760 DEEDWARRSP
Recvd: 06/14/10 08:33 3 pgs
Fees:18.00 Taxes:2035.00
20100614-0045656

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31 day of MARCH, 2010, by and between **U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1** as party of the first part, located at 4600 Regent Blvd, Irving, TX 75043 and, **Joni Ward and Mandy Roberts, as Joint Tenants with Rights of Survivorship ,** party of the second part located at 1257 Summer Haven Circle, Franklin, TN 37069 ;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 53 on the Map of Part 1, Wallace Subdivision, as of record at Book 1424, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference his hereby made and the same incorporated herein for a compete description of said lot.

Being the same property conveyed and last recorded in the Substitute Trustee dated 9/01/09, filed 9/09/09 in Instrument No. 20090909-0084429 of Davidson County Register's of Deed, TN

Property Address: 4029 Wallace Lane, Nashville, TN 37215
Parcel ID: 116 16 0 127.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

U.S. Bank National Association, as Trustee for the holders of MASTR Adjustable Rate Mortgages Trust 2007-1 by American Home Mortgage Servicing, Inc. Pursuant to that POA attached herewith and incorporated herein by reference.

BY: _____

TITLE: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Odette Hodges, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Secretary of AHMSI, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 16 day of March, 2010

_____
Notary Public

My Commission Expires: 11-19-13

KAROL L HARRIS
My Commission Expires
November 19, 2013

AMERICAN HOME MORTGAGE SERVICING, INC.

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Property: 4029 WALLACE LANE NASHVILLE TN 37215
Parcel ID No.: 116 16 0 127.00
File Number: RDC2010030605TN1

Mail Tax Notices To and Property Owner:
Joni Ward and Mandy Roberts
1257 Summer Haven Circle
Franklin, TN 37069

I, or we, 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, is $ 550,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of MARCH, 2010.

GUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA
MY COMMISSION EXPIRES 02/15/2014

Notary Public

My Commission

Expires: