This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-113

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

STATE OF TENNESSEE)
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, is $85,000.00, 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 4th day Of August, 2010.

Notary Public
My Commission Expires: 7/16/11
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Miguel Batres 548 West Wilson St. Apt C Costa Mesa CA 92627	SAME	136-13-0-020.00

BILL GARRETT, Davidson County
Trans:T20100048238 DEEDWARRSP
Recvd: 08/05/10 08:58 2 pgs
Fees:13.00 Taxes:314.50
20100805-0061612

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association, as Trustee for the holders of MASTR Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact Wells Fargo Bank, N.A., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20070917-0110816, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Miguel Batres, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Edge-0-Lake Estates, Section 4, of record in Book 3600, Pages 87 & 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to US Bank National Association, as Trustee for the holders of MASTR Asset Backed Securities Trust 2006-AB1 by Trustee's Deed filed April 28, 2010 as Instrument No. 20100428-0032371 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 543 Rural Hill Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 22 day of July 2010.

US Bank National Association, as Trustee for the holders of MASTR Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

BY: _____
Janet B. Farmer

ITS: VP Loan Documentation

Certificate of Acknowledgment

State of California

)ss.

County of San Bernardino

*VP Loan Documentation

Personally appeared before me, the undersigned Notary Public, Janet B. Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VPLD* of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 22 day of July 2010.

_____
Notary Public

My commission expires: August 3, 2012

_____
(Seal)

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012