THIS DOCUMENT PREPARED BY
(AND AFTER RECORDING RETURN TO
Brandon Miller, Esq., Wagon Wheel Title
202 S 11th Street, Nashville, TN 37206
615-650-5100
Prepared by: Smart Title & Settlement Services, Inc.
Parcel No.: Map Par. No. 034-13-0-79
Property Address:
163-165 Welworth Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20100063127 DEEDWARRSP
Recvd: 10/05/10 15:41 2 pgs
Fees:13.00 Taxes:103.60
20101005-0079814

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SPECIAL WARRANTY DEED

This Indenture, made and entered into this 4th day of October, 2010, by and between **The Bank of New York Mellon (FKA the Bank of New York), as Trustee for MASTR Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2**, 1000 Semmes Avenue, Richmond, VA 23224, a Corporation organized and existing under the laws of the state of New York, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Tennessee Regional Holding, LLC**, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in **Davidson County, Tennessee**, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, Block A, as shown on the map entitled Eastlawn, of record as Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 50 feet on the northerly margin of Welworth Street and extends back between parallel lines 120 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to The Bank of NY Mellon (FKA The Bank of New York), as TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, Germaine Duncan, Assistant Vice President, of record as Instrument No. 20100610004513O, Register's Office for Davidson County, Tennessee, dated June 3, 2010..

Being the same property conveyed to T & H INVESTMENTS, INC., by quitclaim deed from Harold Theodore Hellegaard of record as Instrument No. 200807210074744, dated June 18, 2008, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to HAROLD THEODORE HELLEGAARD, by deed from TINNON W. MEDLEY and BETTYE SHARON MEDLEY, husband and wife, of record as Instrument no. 20051114-0137577, dated November 9, 2005, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

To have and to hold the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further or otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

(1) All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion(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.

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 23rd day of September, 2010.

THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK), AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2
By: SunTrust Mortgage, Inc., As Attorney-In-Fact

By: _____
Its Vice President
Cheryl L Bowley

State of Virginia, Independent City of Richmond

On this, the 23rd day of September, 2010, before me, the undersigned officer, personally appeared Cheryl L. Bowley (name) and, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as Vice President (title).

_____
Notary Public
My Commission expires: July 31, 2012

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

Property Id. No.
Map Par. No. 034-13-0-79
163/165 Welworth Street
Madison, TN 37115

AFFIDAVIT of VALUE

State of Tennessee
County of Davidson

I swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,000.00, which amount is equal to or greater than the amount which the property transferred would summon at a fair voluntary sale.

member

Subscribed and sworn to before me this 4th day of ~~September~~ October, 2010.

_____
Notary Public
My commission expires: 9/9/2014

Grantor's Name, Address, Phone:
The Bank of New York Mellon (FKA the Bank of New York), as Trustee for MASTR Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2
1000 Semmes Avenue
Richmond, VA 23224

Grantee's Name, Address, Phone:
Justin Hicks AKA Tennessee Regional Holdings LLC
108 McFerrin Avenue
Nashville, TN 37206

Mail Tax Notices to:
Justin Hicks AKA Tennessee Regional Holdings LLC
108 McFerrin Avenue
Nashville, TN 37206