PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Tennessee FHA

Name: Michael R. Johnson, and Stephanie A. Johnson

S&K#: 11-023923

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 13, 2004, recorded in Instrument No. 20040723-0088343 in the Register's Office of Davidson County, Tennessee, Michael R. Johnson and Stephanie A. Johnson, husband and wife conveyed to Tonya Esquibel, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20111024-0082493, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2 requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on November 22, 2011, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2, whose address is Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715, at and for the sum of $181,562.05, that being the highest and best bid offered; and,

WHEREAS, the said HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2 has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, Washington, D.C. his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Lakewood Village Section Three of record in Instrument No. 20020321-0034912, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040723-0088343 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20040723-0088343 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200407230088342, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110082052 DEEDTRS
Recvd: 12/28/11 10:43 3 pgs
Fees:17.00 Taxes:0.00
20111228-0101345

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, Washington, D.C. his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent
D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30th day of November, 2011, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be Authorized Agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 2001 Whitney Creek Drive (Per Deed of Trust), 1968 Port James Circle (Per Assessor), Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

S & K File #11-023923
Map & Parcel -165 09 0A 090.00

PREPARED BY AND RETURN TO:
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SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on November 22, 2011 at 11:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Michael R. Johnson and Stephanie A. Johnson, husband and wife, to Tonya Esquibel, Trustee, on July 13, 2004 at Instrument No. 20040723-0088343; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: HSBC Bank USA, National Trust Company, as Trustee for the holders of MASTR Reperforming Loan Trust 2005-2

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Lakewood Village Section Three of record in Instrument No. 20020321-0034912, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Street Address: 2001 Whitney Creek Drive (Per Deed of Trust), 1988 Port James Circle (Per Assessor), Antioch, Tennessee 37013

Parcel Number: 165 09 0A 090.00

Current Owner(s) of Property: Michael R. Johnson and wife, Stephanie A. Johnson

The street address of the above described property is believed to be 2001 Whitney Creek Drive (Per Deed of Trust), 1988 Port James Circle (Per Assessor), Antioch, Tennessee 37013, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
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