Davidson County DEEDWARRSP
Recvd: 10/10/12 09:18 4 pgs
Fees:23.00 Taxes:289.71
**20121010-0092674**

CE1209-TN-445139

# SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,299.00

Marlene Samuels
Contract Management Coordinator
SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 26 DAY OF Sept 2012

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Ellen M Berke
Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Alfredo Garcia and Carolina Garcia<br><br>2477 Una Antioch Pike<br>Antioch, TN 37013 | Alfredo Garcia and Carolina Garcia<br><br>2477 Una Antioch Pike<br>Antioch, TN 37013 | 14900019200 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Alfredo Garcia and Carolina Garcia, Husband and wife, Tenants by the Entirety,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

**Please see attached Exhibit "A"**

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 2477 Una Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Alfredo Garcia and Carolina Garcia, Husband and wife, Tenants by the Entirety,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Alfredo Garcia and Carolina Garcia, Husband and wife, Tenants by the Entirety**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1,** has executed this deed this the 26 day of Sept, 2012.

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 MASTR ASSET-BACKED SECURITIES TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**

STATE OF FLORIDA

Mai... ...s **Contract Management Coordinator**

COUNTY OF PALM BEACH

**Contract Management Coordinator**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mai... ...s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 MASTR ASSET-BACKED SECURITIES TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 26 day of Sept, 2012.

Ellen M Berke

Notary Public

My Commission expires:

POA recorded simultaneously herewith
**RETURN TO:**
Alfredo Garcia and Carolina Garcia
2477 Una Antioch Pike
Antioch, TN 37013

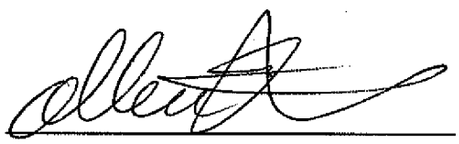
NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission #DD933297
Expires: DEC. 03, 2013
...NDLE TROY ATLANTIC BONDING CO., INC.

**EXHIBIT "A"**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BRADLEY HEIGHTS, OF RECORD IN PLAT BOOK 4470, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.**

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee to U.S. BANK NATIONAL ASSOCIATION, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1, recorded April 16, 2012, in Instrument No. 20120416-0032231, Davidson County, Tennessee.

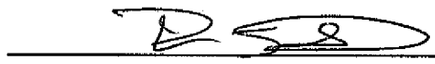
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



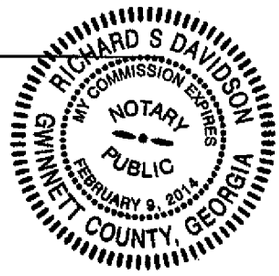
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature




MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.