RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Patricia A. Cox

GRANTEE(s)
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120080606 DEEDTRS
Recvd: 10/24/12 08:51 7 pgs
Fees:38.00 Taxes:296.00
20121024-0097327

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 28, 2005 and recorded October 4, 2005, as Instrument No. 20051004-0119000 and re-recorded on October 14, 2005, as Instrument No. 20051014-0123909 in the Register's Office of Davidson County, Tennessee, Patricia E Cox conveyed to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue, Memphis TN 38103, as Trustee for Wells Fargo Bank, N.A., 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, US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 15, 2012 as Instrument No. 20121015-0093997 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on September 21, 2012 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on March 19, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on October 17, 2012 at the Bridgestone Arena in Nashville, Tennessee, 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 US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, at and for the sum of $80,000.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being all of Lot Number 24, on the plan of Section II, Southlake, according to plat and survey appearing of record in Plat Book 2083, Page 84, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 2274, Page 618; Sanitary Sewer, Storm Drainage Easements of record in Book 4259, Page 983; and to any and all matters shown on said plat and survey of record in Plat Book 2083, Page 84; all of said Register's Office.

Being the same property conveyed to Patricia A. Cox by Warranty Deed recorded October 4, 2005, as Instrument No. 20051004-0118999, Register's Office for Davidson County, Tennessee.

Commonly known as: 3127 Lake Park Drive, Nashville, Tennessee 37211-2722.

Tax Parcel No.: 11915002600

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22 day of Oct., 2012

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of Oct, 2012.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires: 4-5-22

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas, this 22 day of Oct, 2021.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires: 4-5-22

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1
3476 Stateview Blvd
Fort Mill, SC 29715

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated September 28, 2005, recorded October 4, 2005, as Instrument No. 20051004-0119000 and re-recorded on October 14, 2005, as Instrument No. 20051014-0123909 in the Register's Office of Davidson County, Tennessee, executed by Patricia E Cox in favor of Wells Fargo Bank, N.A. to secure the payment of a deed of trust note to Wells Fargo Bank, N.A..

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq*. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 22 day of Oct., 2012.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of Oct, 2012.

Amanda Sherrod
Notary Public - Arkansas
Pulaski County
My Commission Expires 04-05-2022
Commission # 12387647

Amanda Sherrod
Notary Public

My Commission Expires: 4-5-22

DServiceMembersAffidavitTN_wfiser_121017_1459

Department of Defense Manpower Data Center

Results as of : Oct-16-2012 12:21:02

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: COX
First Name: PATRICIA
Middle Name: E
Active Duty Status As Of: Oct-16-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

COST OF PUBLICATION

First Insertion	$210.00
Second Insertion	210.00
Third Insertion	210.00
Total	$630.00

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated September 28, 2006, and the Deed of Trust of even date securing the same, recorded October 14, 2006, as Instrument No. 20061004-0119000 and re-recorded on October 14, 2006, as Instrument No. 20061014-0123900 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Patricia E Cox, conveying certain property therein described to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue, Memphis TN 38103 as Trustee for Wells Fargo Bank, N.A., and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee,

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will, on October 17, 2012 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 24, on the plan of Section II, Southlake, according to plat and survey appearing of record in Plat Book 2083, Page 84, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Restrictive Covenants contained in Instrument of record in Record Book 2274, Page 618; Sanitary Sewer, Storm Drainage Easements of record in Book 4259, Page 963; and to any and all matters shown on said plat and survey of record in Plat Book 2083, page 84; all of said Register's Office.

ALSO KNOWN AS: 3127 Lake Park Drive, Nashville, Tennessee 37211-2722

The FB 3588 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Patricia E Cox; Wells Fargo Financial Bank; Estate of Patricia E. Cox; Heir of Patricia E. Cox.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. W&A No. 1286-166794

DATED September 12, 2012

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

FOR SALE INFORMATION, VISIT WWW.NTEB.COM and WWW.REALTYTRAC.COM

Sept. 21, 28, Oct. 5, 2012 Phi15932

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

September 21, 2012
September 28, 2012
October 5, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 5th day of **October 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS

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