This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-1153

BILL GARRETT, Davidson County
Trans:T20120095712 DEEDWARRSP
Recvd: 12/14/12 10:31 2 pgs
Fees:13.00 Taxes:277.13
20121214-0115523

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $74,900.00, 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 13th day of December, 2012.

Notary Public
My Commission Expires: 9/27/2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ngoc Duyen Thi Le	Regions Bank d/b/a Regions Mortgage	162 02 0 053.00
128 Bart Drive	2050 Pkwy Office Circle, RCN-6, Mail Code ALBH40602B	
Antioch, TN 37013	Birmingham, AL 35244	

SPECIAL WARRANTY DEED
(Corporation)

U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2004-13, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Resident Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at 20060901-0108523, 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 Ngoc Duyen Thi Le, an unmarried woman, Grantee(s), and her heir and assigns, the following land in Davidson County, Tennessee:

Being Lot Number 92 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee. Said Lot Number 92 fronts 85.00 feet on the northerly margin of Bart Drive and extends back 146.4 feet on the westerly line and 149.6 on the easterly line, to a line in the rear on which it measures 94.8 feet.

Being the same property conveyed to U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2004-13 by Trustee's Deed filed July 19, 2012 as instrument number 20120719-0063669 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 128 Bart Drive, Antioch, TN 37013

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 their 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 9th **day of** October, 2012.

U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2004-13, by GMAC Mortgage, LLC, its duly authorized Attorney-in-Fact

BY: _____
Scott Buskirk

ITS: Authorized Officer

Certificate of Acknowledgment

State of Texas
County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Scott Buskirk, **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** A.O.* **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 9th **day of** October, 2012.

_____
Notary Public

My commission expires:
10/24/15
(Seal)

DIANA GAONA
Notary Public, State of Texas
My Commission Expires
October 24, 2015

* Authorized Officer