This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-687

BILL GARRETT, Davidson County
Trans:T20120096171 DEEDWARRSP
Recvd: 12/17/12 10:55 2 pgs
Fees:13.00 Taxes:240.13
20121217-0115887

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 $64,900.00, 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 14th 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
Shay Sparks 124 Pepper Ridge Circle Antioch, TN 37013	F &M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	149 05 0A 124.00

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20080313-0025279, 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 Shay Sparks, an unmarried woman, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit Number 124, Pepper Ridge Condominiums, Phase Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 7900, Page 257, Register's Office for said County, to which reference is hereby made for more complete details of said property.

Being the same property conveyed to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 in Trustee's Deed filed August 16, 2012 as Instrument Number 20120816-0073427, Register's Office of Davidson County, Tennessee.

Commonly known as: 124 Pepper Ridge Circle, 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 his 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 13 day of November 2012.

US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

BY: Justin Burall

Justin Burall
VP Loan Documentation

ITS: _____

Certificate of Acknowledgment

State of Maryland

County of Frederick)ss.

Personally appeared before me, the undersigned Notary Public, Justin Burall, 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 VP Loan Documentation 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 13 day of November 2012.

Erin Mackey
Notary Public

My commission expires:

2.17.15
(Seal)

ERIN MACKEY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES FEB. 17, 2015