Davidson County DEEDWARRSP
Recvd: 02/19/13 09:00 4 pgs
Fees:23.00 Taxes:207.57
20130219-0016045

CE1203-TN-325409

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,099.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF January 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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:
Dennis L. Fisher and Beverly J. Fisher 4726 Bull Run Road Ashland City, TN 37015	Dennis L. Fisher and Beverly J. Fisher 4726 Bull Run Road Ashland City, TN 37015	04600002000

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 for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Dennis L. Fisher and Beverly J. Fisher, Husband and wife, Joint Tenants with rights of survivorship,** 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: 4726 Bull Run Road, Ashland City, TN 37015

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 **Dennis L. Fisher and Beverly J. Fisher, Husband and wife, Joint Tenants with rights of survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1,** 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 **Dennis L. Fisher and Beverly J. Fisher, Husband and wife, Joint Tenants with rights of survivorship**, 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 for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1**, has executed this deed this the 30 day of January, 2013.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2007-WMC1MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-WMC1

Ashley Kesner

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

Contract Management Coordinator

STATE OF FLORIDA COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ashley Kesner, 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 FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2007-WMC1MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-WMC1**, 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 30 day of Jan, 2013.

Ellen M Berke

Notary Public

My Commission expires:

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

POA recorded simultaneously herewith
RETURN TO:
Dennis L. Fisher and Beverly J. Fisher
4726 Bull Run Road
Ashland City, TN 37015

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHWEST MARGIN OF BULL RUN ROAD, SAID PIN LYING IN THE SOUTHWEST LINE OF THE PROPERTY CONVEYED TO WAYNE FISHER AND WIFE, BY DEED FROM J.L. GALLAHER AS OF RECORD IN BOOK 3308, PAGE 184, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE WITH FISHERS SOUTHWEST LINE NORTH 26 DEGREES 15 MINUTES WEST 400 FEET TO AN IRON PIN AT FISCHER'S WEST CORNER;

THENCE SOUTH 63 DEGREES 45 MINUTES WEST 226 FEET TO AN IRON PIN;

THENCE SOUTH 26 DEGREES 15 MINUTES EAST 404.1 FEET TO AN IRON PIN IN THE NORTHWEST MARGIN OF SAID ROAD;

THENCE WITH THE NORTHWEST MARGIN OF SAID ROAD NORTH 62 DEGREES 42 MINUTES EAST 226 FEET TO THE BEGINNING, CONTAINING 2.2 ACRES MORE OR LESS.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee to U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1, recorded February 24, 2012, in INSTR # 20120224-0016136, Cheatham 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

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 9, 2014

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.