This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7002-725

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 $119,500.00, 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 29th day of April, 2013.

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

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Morgan Kasprowicz and Justin Pasquale<br>3127 Lake Park Dr<br>Nashville, TN 37211 | Branch Banking & Trust Company<br>223 West Nash Street<br>Wilson, NC 27893 | 119 15 026.00 |

## SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, 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, NA, 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 Morgan Kasprowicz and Justin Pasquale, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

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 US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1 by Trustee's Deed filed on 10/24/2012, as instrument number 20121024-0097327.

Commonly known as: 3127 Lake Park Drive, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20130035904 DEEDWARRSP
Recvd: 05/01/13 10:26 2 pgs
Fees:13.00 Taxes:442.15
20130501-0043497

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 7 day of March 2013.

US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

BY: _____

ITS: Jennifer Lynn Presley
Vice President Loan Documentation

Certificate of Acknowledgment

State of Maryland
County of Frederick

On this 7 day of March, 2013 before me, the undersigned officer, personally appeared Jennifer Lynn Presley who acknowledged himself/herself/themselves to be the VP Loan Documentation of Wells Fargo Bank, NA as Attorney in Fact, a corporation, and that he/she/they, as such ~~VP Loan Documentation~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as VP Loan Documentation.

In witness whereof I here unto set my hand and official seal.

Notary Public
My Commission expires 12/30/2013

BRENDA C. MYERS
Notary Public
Frederick County
Maryland
My Commission Expires Dec 30, 2013