BILL GARRETT, Davidson County
Trans:T20130072981 DEEDWARRSP
Recvd: 08/23/13 10:00 4 pgs
Fees:23.00 Taxes:436.60

20130823-0089036

Prepared By and Return to:
Christopher J. Thornton,
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Gary Stephens	(Name) Gary Stephens	142080A01800CO
(Address) 105 Fox Trail	(Address) 1184 Fairvue Village Lane	
(City) (State) (Zip) Nashville, TN 37221	(City) (State) (Zip) Gallatin, TN 37066	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the 19 day of August, 2013 set forth below by U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2, a Corporation, ("Grantor"), in favor of Gary Stephens ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Eighteen Thousand and 00/100 ($118,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 7 day of August, 2013.

GRANTOR:
U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2
BY: JP Morgan Chase Bank, National Association

By: Tina Bergin 8/7/13
Name:
Its: ~~Tina Bergin~~
Vice President

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, DARRYL G. SWANN, a notary public, TINA BERGIN, with whom I am personally acquainted, 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 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, at office, this 7th day of AUGUST, 2013.

DARRYL G. SWANN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

Notary Public

Commission Expiration: 2/24/15

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Phyllis Frederick
Affiant

Subscribed and sworn to before me this 8/22/13.

ERIN WADLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

My Commission Expires: 4/8/17

RE: , , TN

DB1/67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Being part of Coronada, a condominium, as shown on the plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit Number 18 on said plan, being located at 105 Fox Trail, as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. of record in Book 4901, Page 679 and Book 4901, Page 702, respectively, Register's Office for Davidson County, Tennessee.

Commonly known as: 105 Fox Trail, Nashville, TN 37221

Tax Parcel No.: 142080A01800CO

Being the same property conveyed to Grantor herein by Trustee's Deed of record at Instrument Number 20130116-0005341, in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.