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W.E. DAVIS, CH CLERK

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Prepared by:  
AHMSI  
4600 REGENT BLVD  
IRVING TX 75063  
469-645-3248

Return to:  
Adams & Edens, Professional Association  
Closing Department  
P.O. BOX 400  
Brandon, Mississippi 39043  
601-825-9508

Grantor:  
THE BANK OF NEW YORK  
P O BOX 769  
SANTA ANA CA 92711  
800-430-5262

Lender/Grantee:  
AHMSI  
4600 REGENT BLVD  
IRVING TX 75063  
469-645-3248

Document Title: Limited Power of Attorney

Realty  
Hdb

BOOK 7104 PAGE 2811

## POWER OF ATTORNEY

When Recorded, Return to:  
American Home Mortgage Servicing, Inc.  
Attn: Loss Recovery - POA  
1525 S Beltline Rd  
Coppell, TX 75019

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK**, having an office at 101 Barclay Street, New York, New York 10286 (the "Bank"), hereby appoints American Home Mortgage Servicing, Inc., as subservicer, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with that Pooling and Servicing Agreement among Mortgage Asset Securitization Transactions, Inc., (the "Depositor"), UBS Real Estate Securities Inc., (the "Transferor"), Wells Fargo Bank, N.A., (the "Master Servicer" and "Trust Administrator"), and The Bank of New York Mellon f/k/a The Bank of New York, dated as of February 1, 2007 (the "Pooling and Servicing Agreement") on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;
- e. the taking of a deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

The authority granted to the attorney-in-fact by the Power of Attorney is not transferable to any other party or entity.

This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, pursuant to the Pooling and Servicing Agreement relating to TBW Mortgage-Backed Trust 2007-1 and these present to be signed and acknowledged in its name and behalf of Melissa J. Adelson its duly elected and authorized Managing Director this 8<sup>th</sup> day of March 2010.

The Bank of New York Mellon f/k/a The Bank of New York, not in its individual capacity but solely as trustee as applicable for TBW Mortgage-Backed Trust 2007-1.

By:   
Name: Melissa J. Adelson  
Title: Managing Director

Witness:   
Erica Walsh  
Relationship Specialist

Witness:   
Jeffrey Otuaney  
Trust Administrator

ACKNOWLEDGEMENT

STATE OF NEW YORK §  
COUNTY OF Queens §

Personally appeared before me Melissa J. Adelson, known or proved to me to be the same person who executed the foregoing instrument and to be the Managing Director of The Bank of New York Mellon, as Trustee, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 8th day of March 2010.

*Medina Dzaferovic*

NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_  
MEDINA DZAFEROVIC  
Notary Public, State of New York  
No. 01DZ6176897  
Qualified in Queens County  
Commission Expires Nov. 9, 2011

