This instrument prepared by: MTC Title- Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027
File: 16413nsd

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, **by Option One Mortgage Corporation, Attorney-in-fact,** said Grantor does hereby bargain, sell, transfer and convey unto **Frank E. Thomas,** ~~xx~~**married** and his/her/their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 252, Section 2, Parkwood Estates, as of record in Plat Book 3300, Page 5, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, by Substitute Trustee's Deed dated September 25, 2003 from Priority Trustee Services of TN, L.L. C., as Substitute Trustee of record in Instrument No. 20031007-0148126, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Frank E. Thomas** and his/her/their assigns forever.

Grantee, **Frank E. Thomas,** whose address is 3213 Moorewood Drive, Nashville, Tennessee, 37207 Davidson County, is responsible for the payment of real property taxes on subject property.

Said. Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, **by Option One Mortgage Corporation, Attorney-in-fact,** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, **by Option One Mortgage Corporation, Attorney-in-fact,** has executed this deed and affixed its corporate seal by Christopher Gutierrez, its Assistant Secretary, this the 11th day of February 2004.

GRANTOR
Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, By Option One Mortgage Corporation as Attorney in Fact.

By: Christopher Gutierrez
Title: CHRISTOPHER GUTIERREZ
ASSISTANT SECRETARY

Davidson County DEEDWARR
Recvd: 02/27/04 10:43 2pgs
Fees:13.00 Taxes:260.85

20040227-0022374

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Christopher Gutierrez, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Assistant Secretary of **Option One Mortgage Corporation, acting as Attorney-in-fact on behalf of** Wells Fargo Bank Minnesota, National Association, as Trustee without recourse, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as _____.

Witness my hand and seal at office, this 11th day of February, 2004.

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007

Notary Public

My Commission Expires: _____

Address New Owner: | Send Tax Bills To. | Map and Parcel:

Frank E. Thomas	SAME	50-14-261
~~3218 Morrowood Drive~~	5370 Chadwick Lane	
5370 Chadwick Lane ~~Nashville~~, Tennessee ~~37207~~ Brentwood 37027	Brentwood, TN 27027	

State of California)
County of Orange)

The actual consideration or value whichever is greater, for this transfer is $70,500.00
Subscribed and sworn to before me this the 11th day of February, 2004.

Affiant
CHRISTOPHER GUTIERREZ
ASSISTANT SECRETARY

Notary Public
Commission Expires: _____ (seal)

CH BALLON
Commission # 1420542
Notary Public - California
Orange County
My Comm. Expires May 27, 2007