Return To:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-4382

Davidson County DEEDWARR
Recvd: 02/03/05 10:18 3 pgs
Fees:18.00 Taxes:253.30
20050203-0012668

This instrument prepared by:
Brenda R. Lehman
Attorney at Law
an employee of First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **0004609228**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 30th **day of December, 2004,** by and between **Wells Fargo Bank Minnesota N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-C, Asset-Backed Certificates, Series 2001-C, without recourse,** parties of the first part, and **Lucian R Nicholson,** *party of the second part,
*unmarried

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 64, CONDOMINIUM SITE PLAN, POPLAR GLEN, PHASE IV Condominiums/Planned Unit Development, as established under Master Deed of record in Book 7534, Page 591, amended in Book 7548, Page 612 and Book 8679, Page 984, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Wells Fargo Bank Minnesota N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-C, Asset-Backed Certificates, Series 2001-C, without recourse, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., recorded July 5, 2004 in Instrument No. 200407060080052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **061-05-0-A 078.00 CO**
X Improved OR
Unimproved property located at: **110 Poplar Court, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Wells Fargo Bank Minnesota N.A., as Trustee
for registered Holders of Option One Mortgage
Loan Trust 2001-C, Asset-Backed Certificates,
Series 2001-C, without recourse

By: _____, Option One
Mortgage Corp, as attorney in fact,
Jim Davis, VP

****

Owner's Name: **Lucian R Nicholson**

and Address: **110 Poplar Court**
Nashville, TN 37216

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Franklin Financial Corp. a Division of National City Bank of Indiana,
112 Town Park Drive, Suite G-150
Kennesaw, GA 30144

State of Florida

County of Duval

Before me, **the undersigned authority** in and for said State and County, personally appeared Jim Davis who upon oath acknowledged him/herself to be VP of **Option One** a California corporation, which is the attorney-in-fact for Wells Fargo Bank Minnesota, N.A., the within named bargainor and that he/she as such VP being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank Minnesota, N.A., as the VP of Option One, its attorney-in-fact, and declared that he/she in his/her capacity as VP of Option One, executed the same as the free act and deed of Wells Fargo Bank Minnesota, N.A.

Witness my hand and Seal this 28th **day of December, 2004.**

Notary Public

LUANNE BECKER
Notary Public - State of Florida
My Commission Expires Aug 9, 2006
Commission # DD 107815
Bonded By National Notary Assn.

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$68,460.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th **day of December, 2004.**

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE