FILE NO.: 226.0414876TN\MJG
LOAN NO.: 0011711991\CONV

Davidson County DEEDTRS
Recvd: 03/10/05 10:03 2 pgs
Fees:13.00 Taxes:197.18

20050310-0026519

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 08, 2003 and recorded in the Register's Office of Davidson County, TN, at Instrument 20030909160136152, ("Deed of Trust")Cameron Todd Gower conveyed to Priority Trustee Services of Tennessee, LLC, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Wells Fargo Bank Minnesota, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 02/03/05, 02/10/05 and 02/17/05, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 24, 2005, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Book 20040624-00748, Page 17. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Wells Fargo Bank Minnesota, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $53,292.45; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Wells Fargo Bank Minnesota, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Wells Fargo Bank Minnesota, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot 165 on an unrecorded plan of the subdivision of Tract 1 and 13 in the Anderson Estates of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, described according to the survey made by Anderson and Gee, Surveyors, 8/5/46, described as follows: Beginning at a point on the Easterly margin of Scalf Drive, said point being the common corner of Lots 165 and 166 of said subdivision, and which point is located 321.8 feet, more or less, from a concrete marker at the intersection of Scalf Drive and Dupont Avenue; thence Eastwardly with the dividing line between Lots 165 and 166 154.6 feet to a point; said point being the common corner of Lots 111, 112, 165 and 166 of said subdivision; thence Northerly with the dividing line between Lots 112 and 165 100 feet to a point; said point being the common corner of Lots 112, 113, 164 and 165 feet; thence Westerly with the dividing line between Lots 164 and 165, 155.9 feet to a point on the Easterly margin Scalf Drive; thence Southerly with the Easterly margin of Scalf Drive 100 feet to the point of beginning. Being the same property conveyed to Cameron Todd Gower, an unmarried man, by quitclaim deed dated September 6, 2000 from Anthony W. Gower, Sr., Alvin Tyler Gower and Cameron Todd Gower recorded in Instrument No. 20000927-0095772, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20000927, Page 0095772 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Wells Fargo Bank Minnesota, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1**, its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 24th day of February, 2005.

Priority Trustee Services of TN, L.L.C
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 24th day of February, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Priority Trustee Services of TN, L.L.C**, Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

MITZI GREEN NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES NOV. 18, 2008

Notary Public

My Commission Expires: _____

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,292.45, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24TH DAY OF FEBRUARY 2005.

MITZI GREEN NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES NOV. 18, 2008

Notary Public

My Commission Expires: _____

MSP No.: 226.0414876TN (Gov
Lender Loan No.: 0011711991
Property Address: 202 Scalf Drive, Madison, TN 37115
Tax Parcel ID No.: 43-11;1.00

Mail Tax Notices To and Property Owner:

Option One Mortgage Corporation
3 Ada, C 879 AM
Irvine, CA 92618