RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44387

This instrument prepared by:

First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: 2120-844128/0005615174

Davidson County DEEDWARR
Recvd: 01/27/06 12:24 2 pgs
Fees:13.00 Taxes:203.50
20060127-0010650

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 for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A** said Grantor does hereby bargain, sell, and convey unto **Jillian Etherington, unmarried** his/her 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. 144 ON THE PLAN OF S.A. CHAMPION'S SUBDIVISION OF CERTAIN LOTS IN THE HARDING ADDITION AS OF RECORD IN PLAT BOOK 161, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 144 FRONTS 50 FEET ON THE EASTERLY SIDE OF 23RD AVENUE NORTH, FORMERLY LEALAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-A, ASSET BACKED CERTIFICATES, SERIES 2002-A BY TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED THE 11TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050411-0040023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, **Jillian Etherington**, and his/her assigns forever.

Grantee, **Jillian Etherington**, whose address is **1506 23rd Avenue N., Nashville, TN 37208** is responsible for the payment of real property taxes on subject property.

Said **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A**, without recourse 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.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as **1506 23rd Avenue N., Nashville, TN 37208**.

IN WITNESS WHEREOF, the said **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A** has executed this deed and affixed its corporate seal by Shantez Butler, Assistant Secretary to Option One, a California corporation attorney-in-fact for **Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A**, this 12th day of January, 2006.

GRANTOR
Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A

By: Shantez Butler
Title: ~~Shantez Butler~~
Assistant Secretary

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $55,000.00.
Subscribed and sworn to before me this the 13th day of January, 2006.

Affiant

Notary Public

Commission Expires: 9/16/09

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, **the undersigned authority, notary public** of the State and County mentioned, personally appeared **Shantez Butler** who, upon oath, acknowledged him/herself to be **Assistant Secretary** of Option One Mortgage Corporation, a California Corporation, which is the attorney-in-fact for Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A, the within named bargainor, and that he/she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A as the Assistant Secretary of Option One Mortgage Corporation, its attorney-in-fact, and declared that he/she in his/her capacity as Assistant Secretary of Option One Mortgage Corporation, executed the same as the free act and deed of Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-A, Asset Backed Certificates, Series 2002-A.

Witness my hand and seal at office, this 12th day of January, 2006.

Notary Public

Daniel M. Staten
Commission # DD447209
Expires July 4, 2009

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Jillian Etherington	Jillian Etherington	**08115002300**
1506 23rd Avenue N.	1817 Jefferson Street	
Nashville, TN 37208	Nashville, TN 37208	