This instrument prepared by:

Lehman Land Title, Inc.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 05/05/06 11:04 2 pgs
Fees:13.00 Taxes:112.85
20060505-0052510

File No.: 2096/0004102588

# 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, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A** said Grantor does hereby bargain, sell, and convey unto **Virginia W. Carter, married** 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:

**BEING A CERTAIN TRACT OR PARCEL OF LAND IN THE CITY OF NASHVILLE, TENNESSEE, BEGINNING ON THE NORTH MARGIN OF GRACE AVENUE, FORMERLY JOSEPHINE OR KING AVENUE, AT THE SOUTHWEST CORNER OF LOT NO. 1 ON THE PLAN OF EAST NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, OF RECORD IN BOOK 57, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE; THENCE WESTERLY ALONG THE NORTH MARGIN OF GRACE AVENUE 50 FEET TO A POINT; THENCE NORTHERLY 165 FEET TO THE SOUTH MARGIN ON AN ALLEY THENCE WITH THE MARGIN OF THE SAME, EASTERLY 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 1 ABOVE MENTIONED, THENCE SOUTHERLY ALONG THE WEST LINE OF LOT NO. 1, 165 FEET TO THE POINT OF BEGINNING. [THIS IS THE SAME DESCRIPTION AS IN THE LAST INSTRUMENT OF CONVEYANCE].**

**BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C. TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-A ASSET BACKED CERTIFICATES, SERIES 2001-A, RECORDED ON THE 30TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20060330-0035842 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, **Virginia W. Carter**, and his/her assigns forever.

Grantee, **Virginia W. Carter**, whose address is **309 Grace Street, Nashville, TN 37207** is responsible for the payment of real property taxes on subject property.

Said **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-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 **309 Grace Street, Nashville, TN 37207**.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A** has executed this deed and affixed its corporate seal by Don Lucio, Assistant Secretary to Option One, a California corporation attorney-in-fact for **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A**, this 21st day of APRIL, 2006.

OPTION ONE MORTGAGE CORPORATION INCORPORATED IN CALIFORNIA 1992

GRANTOR
**Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A**

By:
Title: Assistant Secretary, Servicing
Don Lucio
OPTION ONE MORTGAGE CORPORATION
AS ATTORNEY-IN-FACT

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $30,500.00.
Subscribed and sworn to before me this the 21st day of APRIL, 2006.

Affiant CATHY DINH

Notary Public Meredith A. Dinkel

Commission Expires:

MEREDITH A. DINKEL
Commission # 1420571
Notary Public - California
Orange County
My Comm. Expires May 27, 2007

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned authority, notary public of the State and County mentioned, personally appeared Don Lucio 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, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-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, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-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, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A.

Witness my hand and seal at office, this 21st day of APRIL, 2006.

MEREDITH A. DINKEL
Commission # 1420571
Notary Public - California
Orange County
My Comm. Expires May 27, 2007

Notary Public
Meredith A. Dinkel

My Commission Expires:

| Address New Owner: | Send Tax Bills To. | Map and Parcel: |
|---|---|---|
| **Virginia W. Carter** | Virginia W. Carter | **8207034700** |
| **309 Grace Street** | 712 Neelys Bend Road | |
| **Nashville, TN 37207** | Madison, TN 37115 | |
| | | |