This instrument prepared by:

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

File No.: 2662/0013399878

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/12/07 10:23 2 pgs
Fees:13.00 Taxes:455.10
20070112-0005180

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, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2** said Grantor does hereby bargain, sell, and convey unto **Timothy Erickson and wife, Joyce Erickson** 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 168, PLAN OF TOWN PARK ESTATES, as shown on plat of record in Plat Book 3300, Pages 64 and 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 168 fronts 91.36 feet on the northwesterly side of Southwind Drive and extends back 180.01 feet on the northwesterly line, and 178 feet on the southwesterly line to a dead line, measuring 98.65 feet thereon.

This conveyance is subject to restrictive covenants of record in Book 3400, Page 34, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2 by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, recorded on the 25th day of September, 2006 in Instrument No. 20060925-0118171; Warranty Deed to Sheila Haynes, unmarried from Lois W. Schroeder, unmarried and Robert Young and wife, Elsie Ann Young recorded on the 25th day of May, 2004 in Instrument No. 20040525-0061246, 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, **Timothy Erickson and Joyce Erickson**, and his/her assigns forever.

Grantee, **Timothy Erickson and Joyce Erickson**, whose address is **1716 Southwind Drive, Nashville, TN 37217** is responsible for the payment of real property taxes on subject property.

Said **Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2**, 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.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2** has executed this deed and affixed its corporate seal by Janet Gyore, AVP to Option One Mortgage Corporation, a California corporation attorney-in-fact for **Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2,** this 26th day of December, 2006.

GRANTOR
Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2

By: Janet Gyore
Title: Janet Gyore
Assistant Vice President

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $123,000.00
Subscribed and sworn to before me this the 26th day of December, 2006.

Affiant
TONY BISHOP

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 Janet Gyore who, upon oath, acknowledged him/herself to be AVP of Option One Mortgage Corporation, a California Corporation, which is the attorney-in-fact for Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2, the within named bargainor, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2 as the AVP of Option One Mortgage Corporation, its attorney-in-fact, and declared that he/she in his/her capacity as AVP of Option One Mortgage Corporation, executed the same as the free act and deed of Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables, LLC, 2004-OP2 Mortgage Pass-Through Certificates, Series 2004-OP2.

Witness my hand and Seal at office in this 26th day of December, 2006.

NOTARY PUBLIC

Meredith A. Dinkel
Printed Name of Notary
My Commission Expires:

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

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Timothy and Joyce Erickson	New Owner	**135-01-0-039.00**
1716 Southwind Drive		
Nashville, TN 37217		