Davidson County DEEDWARR
Recvd: 11/21/07 10:04 2 pgs
Fees:13.00 Taxes:144.30
20071121-0136238

This instrument prepared by:

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

File No.: 3549/001405209

# 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 Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1** said Grantor does hereby bargain, sell, and convey unto **Robert J. Biancheri** 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 17, WILLIAM COLEMAN'S SUBDIVISION OF THE RADNOR COLLEGE LAND, as shown on plat of record in Plat Book 547, Page 181, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1 by Trustee's Deed From Priority Trustee Services of TN, LLC, as Substitute Trustee recorded October 25, 2007 in Instrument No. 20071025-0126074, 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, Robert J. Biancheri, and his/her assigns forever.

Grantee, Robert J. Biancheri, whose address is 1651 Preston Place, Brentwood, TN 37027 is responsible for the payment of real property taxes on subject property.

Said Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series **2004-OP1**, 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 **507 Drake Avenue Nashville, TN 37211**.

IN WITNESS WHEREOF, the said Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1 has executed this deed and affixed its corporate seal by Diana Lyon, Assistant Secretary to Option One Mortgage Corporation, a California corporation attorney-in-fact for Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1, this 16 day of November, 2007.

OPTION ONE MORTGAGE CORPORATION CALIFORNIA INCORPORATED NOV. 3 1992

GRANTOR
Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1

By: Diana Lyon
Title: Diana Lyon
Assistant Secretary

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $39,000.00.
Subscribed and sworn to before me this the 16 day of November 2007.

Diana Lyon
Affiant
Diana Lyon
Assistant Secretary

Notary Public JACOB ARIAS
Commission Expires:

JACOB ARIAS
Commission # 1571572
Notary Public - California
Orange County
My Comm. Expires Apr 22, 2009

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 16 day of November 2007, before me, the undersigned Notary Public, personally appeared Diana Lyon, who acknowledged himself/herself to be the Assistant Secretary of Option One Mortgage Corporation, Attorney-in-Fact for Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital Inc. Trust 2004-OP1 Mortgage Pass-Through Certificates, Series 2004-OP1 and that he/she as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation.

JACOB ARIAS
Commission # 1571572
Notary Public - California
Orange County
My Comm. Expires Apr 22, 2009

My Commission Expires:

Notary Public JACOB ARIAS

| Address New Owner: | Send Tax Bills To. | Map and Parcel: |
|---|---|---|
| **Robert J. Biancheri** | SAME | **1330100200** |
| 1651 Preston Place | | |
| Brentwood, TN 37027 | | |
| | | |