FILE NO.: 226.0723824TN\imr
LOAN NO.: 0021718085\CONV

Davidson County DEEDTRS
Recvd: 02/12/08 10:39 2 pgs
Fees:13.00 Taxes:377.09
20080212-0014056

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 08, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20060619-0073156, ("Deed of Trust")Mary Elizabeth McDonald 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, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1.; and

WHEREAS, **Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1.**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080128-0008557** in the Register's Office of Davidson County, TN; 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 12/28/2007, 01/04/2008, 01/11/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 31, 2008, at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center F/K/A Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

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, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $101,915.00; 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, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

A certain tractor parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being the easterly 25 feet of Lot # 3 and the westerly 50 feet of Lot# 4 of Inglewood Place, a plat of which is of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property. Being the same property conveyed to Mary Elizabeth McDonald by Quit Claim Deed from Michael Maurice McDonald dated April 19, 2003, recorded April 21, 2003, Instrument No. 20030421-0051830, Register's Office for Davidson County, Tennessee. See also Deed in Book 8391, Page 518. See Satisfaction of Mortgage in Instrument No. 20030605-0078082 for DOT mentioned in Quitclaim. Being the same property conveyed to Michael M. McDonald and wife Mary E. McDonald, by Warranty Deed from James Al Smith and wife, Sheila R. Smith, of record in Book 8391, Page 518, Register's Office for Davidson County, Tennessee. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The last recorded Warranty Deed was filed of record at Instrument No. 20030421, Page 0051830 in the Register's Office of Davidson County, TN.

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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, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1.**, its successors and assigns forever, to whom the said, **Nationwide Trustee Services, Inc.**, 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, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 31st day of January, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 31st day of January, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine Duncan, 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 **Nationwide Trustee Services, Inc.**, 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.

Notary Public

My Commission Expires: April 12, 2008

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

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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 $101,915.00, 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 31ST DAY OF JANUARY 2008.

Notary Public

My Commission Expires: April 12, 2008

Robin M. Walker
Notary Public, State of Georgia
DeKalb County
My Commission Expires April 12, 2008

MSP No.: 226.0723824TN (McDonald)
Lender Loan No.: 0021718085
Property Address: 1104 Kirkland Avenue, Nashville, TN 37216
Tax Parcel ID No.: 07206029700

Mail Tax Notices To and Property Owner:

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