This instrument prepared by:

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

File No.: 4144/0021718085

Davidson County DEEDWARR
Recvd: 04/22/08 12:42 2 pgs
Fees:13.00 Taxes:264.55

20080422-0041061

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, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1** said Grantor does hereby bargain, sell, and convey unto **Brian D. Siewert** 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 the easterly 25 feet of Lot No. 3 and the westerly 50 feet of Lot No. 4 of Inglewood Place, a plat of which is of record in Plat Book 332, Page 104, Registers Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Wells Fargo Bank, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee recorded February 12, 2008 in Instrument 20080212001405 6, Register's Office for Davidson County.

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

Grantee, **Brian D. Siewert**, whose address is **1104 Kirkland Avenue Nashville, TN 37216** is responsible for the payment of real property taxes on subject property.

Said **Wells Fargo Bank, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1** , 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 **1104 Kirkland Avenue Nashville, TN 37216**.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1** 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, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1** , this 4 day of April, 2008.

OPTION ONE MORTGAGE CORPORATION CALIFORNIA INCORPORATED NOV 1992

GRANTOR
Wells Fargo Bank, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1
By Option One Mortgage Corporation, Its Attorney-in-Fact

By: _____
Title: Diana Lyon
Assistant Secretary

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $71,500.00.
Subscribed and sworn to before me this the 4 day of April, 2008.

_____ _____
Affiant Notary Public JACOB ARIAS

Diana Lyon
Assistant Secretary

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 4 day of April, 2008, 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, NA, as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 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 Commission Expires Apr 22, 2009

_____
Notary Public JACOB ARIAS

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Brian D. Stewert xxxxxx Siewert	SAME	**07206029700**
P.O. Box 121465		
Nashville, TN 37212		