FILE NO.: 226.0804623TN\X
LOAN NO.: 0022651350\CONV

Davidson County DEEDTRS
Recvd: 05/19/08 11:02 2 pgs
Fees:13.00 Taxes:408.59
20080519-0050979

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 December 04, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20061213-0153930, ("Deed of Trust")Steven Smith and Robin Smith 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, **Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2 Asset-Backed Certificates, Series 2007-FXD2,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20080403-0033610** 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 04/04/2008, 04/11/2008, 04/18/2008, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 01, 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 Option One Mortgage Loan Trust 2007-FXD2 Asset-Backed Certificates, Series 2007-FXD2**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $110,428.79; 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 Option One Mortgage Loan Trust 2007-FXD2 Asset-Backed Certificates, Series 2007-FXD2 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 Option One Mortgage Loan Trust 2007-FXD2 Asset-Backed Certificates, Series 2007-FXD2**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot 4, Blair Estates Section 2, as shown on plat of record in Plat Book 2854, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is herby made for a more particular description of said property. Being the same property conveyed to Jose Cruz Giron and Walter E. Giron by special warranty deed from Bank of New York as trustee for CWABS 2002-2, recorded on the 16th day of December, 2003, in instrument no. 20031216-0179682, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Steven Smith, and wife, Robin Smith by warranty deed from Jose Cruz Giron, an unmarried man, and Walter E. Giron, and unmarried man, of record in instrument #20061213-0153929 and/or Book _____, Page _____, Register's Office for Davidson County Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 20061213, Page 0153929 in the Register's Office of Davidson County, TN.

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 Option One Mortgage Loan Trust 2007-FXD2 Asset-Backed Certificates, Series 2007-FXD2**, 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.

FILE NO.: 226.0804623TN\X
LOAN NO.: 0022651350\CONV

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 01st day of May, 2008.

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 01st day of May, 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 corporation 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: 11-28-2010 **Notary Seal present, but could not be reproduced.**

****

Bill Garrett
Davidson County Register of Deeds

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 $110,428.79, 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 01ST DAY OF MAY 2008.

Notary Public

My Commission Expires: 11-28-2010

MSP No.: 226.0804623TN (Smith)
Lender Loan No.: 0022651350
Property Address: 110 Holiday Drive, Madison, TN 37115
Tax Parcel ID No.: 04214004700

Mail Tax Notices To and Property Owner:

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

Notary Seal present, but could not be reproduced.

Bill Garrett
County Register of Deeds