This instrument prepared by:

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

File No.: 3730/0014741672

Davidson County DEEDWARR
Recvd: 06/06/08 09:54 2 pgs
Fees:13.00 Taxes:329.30
20080606-0058233

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, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1** said Grantor does hereby bargain, sell, and convey unto **Zellina Anderson, an unmarried person,** 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 7, ADLAI STREET Subdivision, as shown on plat of record in Instrument No. 20010626-0067556, 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 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1 as recorded on the 24th day of March, 2008 in Instrument No. 20080324-0028796, 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, Zellina Anderson, and his/her assigns forever.

Grantee, Zellina Anderson, whose address is 2417 Adlai Street, Nashville, TN 37207 responsible for the payment of real property taxes on subject property.

Said Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1, 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 **2417 Adlai Street, Nashville, TN 37207**.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1 has executed this deed and affixed its corporate seal by Meredith Dinkel, its Assistant Secretary to Option One Mortgage Corporation, a California corporation attorney-in-fact Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1, this 22nd day of May, 2008.

GRANTOR
Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1 by Option One Mortgage Corporation its Attorney-in-Fact

By: _____ Meredith Dinkel
Title: _____ Assistant Secretary

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $89,000.00
Subscribed and sworn to before me this the 22nd day of May, 2008.

J. WASSIL
Commission # 1679080
Notary Public - California
Orange County
My Comm. Expires Jul 1, 2010

Affiant

Meredith Dinkel
Assistant Secretary

Notary Public

Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 22 day of May 2008, before me, the undersigned Notary Public, personally appeared Meredith Dinkel, Assistant Secretary, who acknowledged himself/herself to be the _____ of Option One Mortgage Corporation, Attorney-in-Fact for Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2005-HE1 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.

J. WASSIL
Commission # 1679080
Notary Public - California
Orange County
My Comm. Expires Jul 1, 2010

Notary Public

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Zellina Anderson	Acopia, LLA	0591626000
2417 Adlai Street	306 Northcreek Blvd.	
Nashville, TN 37207	Suite 100	
	Goodlettsville, TN	

37072