This instrument prepared by:

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

File No.: 4306/0021653837

Davidson County DEEDWARR
Recvd: 06/09/08 12:34 2 pgs
Fees:13.00 Taxes:270.10

20080609-0059023

**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 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1** said Grantor does hereby bargain, sell, and convey unto **Brandon McDonald** 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 Lot No. 10 on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Wells Fargo Bank, N. A. as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded on the 17th day of March, 2008 in Instrument 200803170026575, in the Register's Office for 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, Brandon McDonald, and his/her assigns forever.

Grantee, Brandon McDonald, whose address is 3413 John Mallette Drive. Nashville, TN 37218

is responsible for the payment of real property taxes on subject property.

Said Wells Fargo Bank, N. A. 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 **112 Rothwood Court, Madison, TN 37115**.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N. A. as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 has executed this deed and affixed its corporate seal by Meredith Dinkel, Assistant Secretary to Option One Mortgage Corporation, a California corporation attorney-in-fact for Wells Fargo Bank, N. A. as Trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, this 3 day of June, 2008.

GRANTOR
Wells Fargo Bank, N. A. 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: _____

Meredith Dinkel
Assistant Secretary

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $73,000.00.
Subscribed and sworn to before me this the 3 day of June 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: Jul·1·2010

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 3 day of June, 2008, before me, the undersigned Notary Public, personally appeared Meredith Dinkel, who acknowledged himself/herself to be the Assistant Secretary of Option One Mortgage Corporation, Attorney-in-Fact for Wells Fargo Bank, N. A. 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.

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: |
|---|---|---|
| **Brandon McDonald** | SAME | **051010B01000CO** |
| 3413 John Mallette Drive | | |
| Nashville, TN 37218 | | |
| | | |