This instrument prepared by:

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

File No.: 4575/0017421496

Davidson County DEEDWARR
Recvd: 09/22/08 11:08 3 pgs
Fees:18.00 Taxes:333.00
20080922-0096256

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, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2** said Grantor does hereby bargain, sell, and convey unto **Ricky Flemings** 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. 66 on the Plan of Hermitage Hills, Section 12, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, recorded the 20th day of June, 2008 in Instrument No. 20080620-0063574, Register's Office for Davidson County, TN.

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

Grantee, Ricky Flemings, whose address is 8163 Bonnafair Drive, Hermitage, TN 37076 _ is responsible for the payment of real property taxes on subject property.

Said Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2, 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 **8163 Bonnafair Drive, Hermitage, TN 37076**.

IN WITNESS WHEREOF, the said Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2 has executed this deed and affixed its corporate seal by Chris Bisceglia, Assistant Secretary to Option One Mortgage Corporation, a California corporation attorney-in-fact for Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2, this 5th day of August, 2008.

GRANTOR
Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2 By ~~Option One Mortgage Corporation~~ American Home Mortgage Servicing Inc, Its Attorney-in-Fact

By: _____
Title: _____

Chris Bisceglia
Assistant Secretary

Melissa Levy
Assistant Secretary

OPTION ONE MORTGAGE CORPORATION (INCORPORATED NOV. 1992 CALIFORNIA)

State of California
County of Orange

The actual consideration or value whichever is greater, for this transfer is $90,000.00.
Subscribed and sworn to before me this the 5 day of Aug, 2008.

_____ _____
Affiant Notary Public

Chris Bisceglia
Assistant Secretary

Commission Expires: _____

ROSE ANN HOWARD
Commission # 1787397
Notary Public - California
Orange County
My Comm. Expires Dec 25, 2011

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 5 day of Aug, 2008, before me, the undersigned Notary Public, personally appeared Chris Bisceglia, who acknowledged himself/herself to be the Assistant Secretary of Option One Mortgage Corporation, Attorney-in-Fact for Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables, LLC 2005-OP2 and Mortgage Pass-Through Certificates, Series 2005-OP2 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.

ROSE ANN HOWARD
Commission # 1787397
Notary Public - California
Orange County
My Comm. Expires Dec 25, 2011

_____
Notary Public

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Ricky Flemings		**07501005000**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange }

On Aug 5 2008 (Date) before me, Rose Ann Howard (Here Insert Name and Title of the Officer),

personally appeared Melissa Levy (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ROSE ANN HOWARD
Commission # 1787397
Notary Public - California
Orange County
My Comm. Expires Dec 25, 2011

Place Notary Seal Above

Signature Rose Ann Howard (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed

Document Date: Aug 5 2008 Number of Pages:

Signer(s) Other Than Named Above: Chris Bisceglia

Capacity(ies) Claimed by Signer(s)

Signer's Name: Melissa Levy
☐ Individual
☒ Corporate Officer — Title(s): Asst Secretary
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing: American Home Mortgage Servicing Inc

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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