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Davidson County DEEDWARR
Recvd: 12/02/08 15:22 2 pgs
Fees:13.00 Taxes:64.75
20081202-0117010

This instrument prepared by:

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

File No.: 4952/0003976776

**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 Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A** said Grantor does hereby bargain, sell, and convey unto **Jared T. Peters** 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:

**Lot 49 in Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A by Substitute Trustee's Deed from Shapiro & Kirsch, L.L.P., as Substitute Trustee, recorded In Instrument No. 20080819-0085285 on the 19th day of August, 2008 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, Jared T. Peters, and his/her assigns forever.

Grantee, Jared T. Peters, whose address is _____ is responsible for the payment of real property taxes on subject property.

Said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A, 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 **1809 Cephas Street, Nashville, TN 37208**.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A has executed this deed and affixed its corporate seal by Assistant Secretary, Neddie De los Reyes to American Home Mortgage Servicing, Inc., a California corporation attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A, this ____ day of NOV 1 2 2008, 2008.

GRANTOR
Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A By American Home Mortgage Servicing, Inc., Its Attorney-in-Fact

By: _____
Title: ~~Neddie de los Reyes~~
Assistant Secretary

State of CA
County of ORANGE

The actual consideration or value whichever is greater, for this transfer is $17,500.00.
Subscribed and sworn to before me this the _____ day of NOV 1 3 2008, 2008.

_____
Affiant Neddie de los Reyes
Assistant Secretary

_____
Notary Public

Commission Expires:_____

STATE OF CA
COUNTY OF ORANGE

BRENDA FUENTES
Commission # 1809076
Notary Public - California
Orange County
My Comm. Expires Aug 10, 2012

On this ____ day of NOV 1 2 2008, 2008, before me, the undersigned Notary Public, personally appeared Neddie de los Reyes, who acknowledged himself/herself to be the Assistant Secretary of American Home Mortgage Servicing, Inc., Attorney-in-Fact for Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A 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.

BRENDA FUENTES
Commission # 1809076
Notary Public - California
Orange County
My Comm. Expires Aug 10, 2012

_____
Notary Public

My Commission Expires: _____

| Address New Owner: | Send Tax Bills To. | Map and Parcel: |
|---|---|---|
| **Jared T. Peters** | New Owner | **08107039900** |
| | 1307 General McArthur Dr. | |
| | Brentwood, TN | |
| | 37027 | |