Davidson County DEEDWARR
Recvd: 02/04/09 13:00 4 pgs
Fees:23.00 Taxes:162.80
20090204-0009573

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090100053A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts	SEND TAX BILL TO: Leland D. Watts	MAP/PARCEL NUMBERS: 081 10 0164.00
(Name)	(Name)	
2819 Gallatin Rd	Same	
(Address)	(Address)	
Nashville TN 37216	Same	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Leland D. Watts, a married person the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2506 Osage St., Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 1/26/09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank NA as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates by Carrington Mortgage Services LLC as Attorney in Fact

By: _____

Name: Emilio Lara

Its: SVP.

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____(Title of person signing) of _____(Name of Company), the attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

_____
Affiant

Subscribed and sworn to before me this 1/28/09

_____
Notary Public

My Commission Expires: 11/7/10

Cert. Attached
Notarial wording
Proper

RE: 2506 Osage St., Nashville, TN 37208

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

State of California
County of Orange)

On January 26, 2009 before me, Rocio Guillen NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Emilia Lara,
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.

ESH ROCIO GUILLEN
COMM. #1549553
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Feb 3, 2009 ESH

Signature _____ (Seal)

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit; Being Lot No. 94 in Cobbs Subdivision of Lot 6 of the Hardings Bosley Tract, a Plan of which is of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wells Fargo Bank NA as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset Backed Pass Through Certificates by Substitute Trustee's Deed dated August 4, 2008, recorded September 8, 2008 as Instrument No. 20080908-0091917, in the Register's Office for said county.

Power of Attorney of record in Instrument# 20090204-0009572
Register's Office for said County.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.