BILL GARRETT, Davidson County
Trans:T20090028504 DEEDWARR
Recvd: 04/30/09 14:22 4 pgs
Fees:23.00 Taxes:777.00
20090430-0039419

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090400250S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Andrew Commiskey and Brandee Anderson	SEND TAX BILL TO: Andrew Commiskey and Brandee Anderson	MAP/PARCEL NUMBERS: 115 06 0 006.00
(Name) 967 Windrowe Dr.	(Name) Same	
(Address) Nashville TN 37205	(Address)	
(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 Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Andrew Commiskey and Brandee Anderson, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 967 Windrowe Dr, Nashville, TN, 37205, 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 4-10-09, 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, N.A. As Trustee For Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: Jaime Escalante

Name: Assistant Secretary

Its: _____

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jaime Escalante who acknowledged to me that she/he is Assist Sec (Title of person signing) of American Home Mtg Servicing (Name of Company), the attorney-in-fact for Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 10th day of April 2, 2009.

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2012

E Evelyn Brown
Notary Public

My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me this 4/27/09.

M. PROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Notary Public

My Commission Expires: 11/23/09

RE: 967 Winsford Dr, Nashville, TN 37211

AMERICAN HOME MORTGAGE SERVICING, INC.
INCORPORATED
APRIL
14
2008
DELAWARE

TN_REO_SpecialWarrantyDeed(rev)
JMF / DS 2/27/2008

NSR-0904002505
04/02/09 @ 03:29 PM

EXHIBIT "A"

Being Lot No. 22, on the Plan of Section Two, West Meade Hills, of record in Book 2900,Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 22, fronts 105, feet, on the west side of Windrowe Drive and runs back between lines 389, feet on the north line and 385.8 feet on the south line to a broken deed line on the rear in which measures 106.55, feet.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-3 Asset-Backed Certificates, Series 2006-3, its successors and assigns, by Substitute Trustees Deed, filed 2/4/2009 at Instrument No. 20090204-0009503

RE: 967 Windrowe Dr, Nashville, TN 37205

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.

RE: 967 Windrowe Dr, Nashville, TN 37205