BILL GARRETT, Davidson County
Trans:T20090043475 DEEDWARR
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Fees:23.00 Taxes:114.70



20090630-0060492

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090500369S
615-503 9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Brian Mullins	SEND TAX BILL TO: Brian Mullins	MAP/PARCEL NUMBERS: 086100 084.00
(Name) 1811 Ivy Crest Dr	(Name) Same as	
(Address) Brentwood, TN 37027	(Address) new owner	
(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 2007-1 Asset Backed Certificates, Series 2007-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Brian Mullins, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3578 Albee Dr, Hermitage, TN, 37076, 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 May 19, 2009, 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 2007-1 Asset Backed Certificates, Series 2007-1 by American Home Mortgage Servicing Inc. as Attorney in Fact

By: Kimberly Compton

Name: Kimberly Compton
Assistant Secretary

Its: _____

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Kimberly Compton who acknowledged to me that she/he is Asst Sec (Title of person signing) of American Home Mortgage (Name of Company), the attorney-in-fact for Wells Fargo Bank N.A. as Trustee for Option One Mortgage Loan Trust 2007-1 Asset Backed Certificates, Series 2007-1, and that in its capacity as attorney-in-fact for Wells Fargo Bank N.A. as Trustee for Option One Mortgage Loan Trust 2007-1 Asset Backed Certificates, Series 2007-1 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 2007-1 Asset Backed Certificates, Series 2007-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of May, 2009.

F-g Arv

Notary Public

My Commission Expires: _____

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $31,000.00

F-g Arv Kimberly Compton

Affiant

FERRY ASKARI
Notary Public, State of Texas
My Commission Exp. 12-13-2011

Subscribed and sworn to before me this 5-19-09

F-g Arv

Notary Public

FERRY ASKARI
Notary Public, State of Texas
My Commission Exp. 12-13-2011

My Commission Expires: _____

RE: 3578 Albee Dr. Hermitage, TN 37076

TN_REO_SpecialWarrantyDeedtrev1.rdw
JMF - DS 2/27/2008

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, tennessee, being Lot Number 27-B, Zone Lot Division, on the plan of Chaplewood, Section II, of record in Plat Book 5200, Page 715, Amending Plat Book 5200, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wells Fargo Bank N.A. as Trustee for Option One Mortgage Loan Trust 2007-1 Asset Backed Certificates, Series 2007-1 by Substitute Trustee's Deed dated February 10, 2009, recorded February 17, 2009 as Instrument No. 20090217-0013259, in the Register's Office for said county.

RE: 3578 Albee Dr. Hermitage, TN 37076

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: 3578 Albee Dr, Hermitage, TN 37076