BILL GARRETT, Davidson County
Trans:T20090074079 DEEDWARR
Recvd: 10/30/09 15:02 4 pgs
Fees:23.00 Taxes:333.00



20091030-0100541

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090900680S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: John Beach	SEND TAX BILL TO: John Beach	MAP/PARCEL NUMBERS: 081-06-0A-003.00-C0
(Name) C/o Mary's Gardens	(Name) Same	
(Address) 2809 Trough Spring	(Address) as new owner	
(City) (State) (Zip) Clarksville, TN 37043	(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 2006-1 Asset-Backed Certificates, Series 2006-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto John Beach, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1818 Ed Temple Boulevard, 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 Assistant Secretary, 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 2006-1 Asset-Backed Certificates, Series 2006-1 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: _____

Name: Karolethea Harris
Assistant Secretary

Its: _____

* POA recorded 11-14-2008
#20090204-0009448

State of TEXAS
County of DALLAS

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Karolethea Harris who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of AHMSI (Name of Company), the attorney-in-fact for Wells Fargo Bank N.A. As Trustee For Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, and that in its capacity as attorney-in-fact for Wells Fargo Bank N.A. As Trustee For Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 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 2006-1 Asset-Backed Certificates, Series 2006-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 29 day of September, 2009.

ASHLEY N HAYNES
Notary Public, State of Texas
My Commission Expires
July 24, 2011

_____
Notary Public Ashley Haynes
My Commission Expires: July 24, 2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

_____
Affiant

Subscribed and sworn to before me this Oct 28, 2009.

_____
Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 1818 Ed Temple Boulevard, Nashville, TN 37208

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

NSR-0909006805
09/29/09 @ 02:12 PM

EXHIBIT "A"

Being Lot 3, Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Instrument No. 20030516-0067328 corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Wells Fargo Bank N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, its successors and assigns, in fee simple forever by Substitute Trustee's Deed dated 06/22/2009, recorded on 07/13/2009 at Instrument No. 20090713-0064958, Davidson County, Tennessee.

RE: 1818 Ed Temple Boulevard, Nashville, TN 37208

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: 1818 Ed Temple Boulevard, Nashville, TN 37208