BILL GARRETT, Davidson County
Trans:T20090077723 DEEDWARR
Recvd: 11/16/09 11:00 4 pgs
Fees:23.00 Taxes:140.60
20091116-0105200

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-091100743S
WS-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Kudzu Real Estate, Inc.	SEND TAX BILL TO: Kudzu Real Estate, Inc.	MAP/PARCEL NUMBERS: 071-11-0-269.00
(Name)	(Name)	
(Address) 2020 Fieldstone Pkwy Suite 900-203	(Address) Same as	
(City) (State) (Zip) Franklin TN 37069	(City) (State) (Zip) New owner	

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 ABFC-2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Kudzu Real Estate, Inc., the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1408 Lischey Avenue, Nashville, TN, 37207, 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 November 6, 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 ABFC-2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 by Power REO Management Services Inc. fka American Home Mortgage Servicing Inc. as Attorney In Fact

By: _____

Name: Dawnelle Porter

Its: Assistant Secretary

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Dawnelle Porter who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of Ameri Can Home Mortgage Servicing, Inc (Name of Company), the attorney-in-fact for Wells Fargo Bank, N.A., As Trustee For ABFC-2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., As Trustee For ABFC-2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, N.A., As Trustee For ABFC-2006-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2006-OPT1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 6 day of November, 2009

NOTARY PUBLIC STATE OF TEXAS
GIADA STRIDE
My Commission Expires
June 16, 2013

Notary Public

My Commission Expires: JUN 16 2013

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant Dawnelle Porter
Assistant Secretary

Subscribed and sworn to before me this 11/6/2009.

NOTARY PUBLIC STATE OF TEXAS
GIADA STRIDE
My Commission Expires
June 16, 2013

Notary Public

My Commission Expires: JUN 16 2013

RE: 1408 Lischey Avenue, Nashville, TN 37207
TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

NSR-0911100743S
11/05/09 @ 02:09 PM

EXHIBIT "A"

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

Being Lot No.'s 53, 54, and 55 on the Plan of Highland Land Co.'s Subdivision of record in Plan Book 421, Page 14, Register's Office for said County.

Said Lot No.'s 53, 54, and 55 together front 75 feet 3/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 75 feet thereon.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Being the same property conveyed to Wells Fargo National Association, as trustee for ABFC 2006-OPT1 Trust, ABFC Asset-Backed Certificateholders Series 2006-OPT1, its successors and assigns from Nationwide Trustee Services, Inc, dated 3/19/2009, filed 3/17/2009 at Instrument No. 20090327-0027677.

RE: 1408 Lischey Avenue, Nashville, TN 37207

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: 1408 Lischey Avenue, Nashville, TN 37207