BILL GARRETT, Davidson County
Trans:T20100000358 DEEDWARRSP
Recvd: 01/04/10 15:04 4 pgs
Fees:23.00 Taxes:95.83
20100104-0000507

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Hessamedin Mohammadkhah Haji Agha	SEND TAX BILL TO: Hessamedin Mohammadkhah Haji Agha	MAP/PARCEL NUMBERS: 04311000100
(Name)	(Name)	
(Address) 5306 Wessex Dr.	(Address) 5306 Wessex Dr.	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

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 Asset-Backed Certificates, Series 2004-OPT1 , Grantor, has this day bargained and sold, and does hereby transfer and convey unto Hessamedin Mohammadkhah Haji Agha, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 202 Scalf Dr., Madison, TN, 37115, 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 Dec. 28, 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 Asset-Backed Certificates, Series 2004-OPT1 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: _____

Name: Dawnelle Porter
Assistant Secretary

Its: _____

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 AHMSI (Name of Company), the attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1 , and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2004-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 Asset-Backed Certificates, Series 2004-OPT1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 28 day of Dec, 2009.

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

_____
Notary Public
My Commission Expires: 12-13-11

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $25,900.00.

_____
Affiant
Dawnelle Porter
Assistant Secretary

Subscribed and sworn to before me this DEC 28 2009.

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

_____
Notary Public
My Commission Expires: 12-13-11

RE: 202 Scalf Dr., Madison, TN 37115
TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS 2/27/2008

TN_AHMSI_FA
12/28/09 @ 01:38 PM

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Lot 165 on an unrecorded plan of the subdivision of Tract 1 and 13 in the Anderson Estates of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the easterly margin of Scalf Drive, said point being the common corner of Lots 165 and 166 of said subdivision, and which point is located 321.8 feet, more or less from a concrete marker at the intersection of Scalf Drive and Dupont Avenue, thence eastwardly with the dividing line between lots 165 and 166 154.6 feet to a point, said point being the common corner of Lots 111, 112, 165 and 166 of said subdivision, thence northerly with the dividing line between Lots 112 and 165 100 feet to a point, said point being the common corner of Lots 112, 113, 164 and 165; thence westerly with the dividing line between Lots 164 and 165, 155.9 feet to a point on the easterly margin of Scalf Drive, thence southerly with the easterly margin of Scalf Drive 100 feet to the point of beginning.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT1 by Substitute Trustee's Deed recorded 3/4/09, instrument no. 20090304-0019043, in the Register's Office of Davidson County, Tennessee.

RE: 202 Scalf Dr., Madison, TN 37115

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: 202 Scalf Dr., Madison, TN 37115