BILL GARRETT, Davidson County
Trans: T20110006995 DEEDWARRSP
Recvd: 02/03/11 08:03 4 pgs
Fees: 23.00 Taxes: 74.00

20110203-0009540

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TN_AHMSI_FA

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Frank Fell	SEND TAX BILL TO: Frank Fell	MAP/PARCEL NUMBERS: 08313030500
(Name) 1130 Brown Rd	(Name) 1130 Brown Rd	
(Address) Madisonville, KY 42431	(Address) Madisonville, KY 42431	
(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 Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Frank Fell, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1410 Fatherland Street, Nashville, TN, 37206, 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 1-27-11, 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 Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: Ashley Brent

Name: Ashley Brent

Its: Assistant Secretary

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Ashley Brent 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 Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1, and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., As Trustee For Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through 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 Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 27 day of January, 2011.

LOUIS BYRON II
Notary Public, State of Texas
My Commission Expires
June 24, 2014

Notary Public

My Commission Expires: 6/24/14

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APRIL 14 2003 DELAWARE

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00.

Affiant Ashley Brent
Assistant Secretary

Subscribed and sworn to before me this January 27, 2011

LOUIS BYRON II
Notary Public, State of Texas
My Commission Expires
June 24, 2014

Notary Public

My Commission Expires: 6/24/14

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APRIL 14 2003 DELAWARE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 8, MAP OF L. T. STEVENS SUBDIVISION OF LOTS 110, 111, 112, 113, 114, 133, 134 AND 135 OF THE LINDSEY HOME PLACE, as shown on plat of record in Plat Book 547, Page 101, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, recorded on the 27th day of May, 2010 in Instrument No. 20100527-0040952, in the Register's Office of Davidson County, Tennessee.

RE: 1410 Fatherland Street, Nashville, TN 37206

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: 1410 Fatherland Street, Nashville, TN 37206