Davidson County DEEDWARR Recvd: 02/14/11 13:53 5 pgs Fees:28.00 Taxes:120.25 **20110214-0012578**

Commitment Number: 125531
Seller's Loan Number: 0018107193

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

PREPARED BY:
POWERLINK
Settlement Services, LP
345 Rouser Road
Building 5
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Adam Cunningham and **Amanda L Cunningham**, 2033 Shaw Road, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
024-00-0-026.00

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank NA as trustee for Option One Mortgage Loan Trust 2005-4 Asset Backed Certificates Series 2005-4, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $32,500.00 (Thirty-Two Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Adam Cunningham** and **Amanda L Cunningham**, hereinafter grantees, whose tax mailing address is **2033 Shaw Road, Goodlettsville, TN 37072**, the following real property:

Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of a tract of 61.4 acres, more or less, and described as follows: Beginning at the Northeast corner on a stake in the South right of way line Shaw Road, thence South 85 degrees West with pike 85 feet to corner of Lot No. 2; thence South 9 degrees East with Lot No. 2, 188 feet to a stake; thence North 85 degrees East 85 feet to a stake; thence North 9 degrees West 188 feet to the beginning

Being the same property as conveyed from Priority Trust Services of Tennessee, LLC to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2005-4 Asset-Backed Certificates, Series 2005-4 as described in Instrument No. 20091109-0103435, Dated 10/29/2009 , Recorded 11/9/2009
Property Address is: 2033 Shaw Road, Goodlettsville, TN 37072

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20091109-0103435**

Executed by the undersigned on DEC 20 2010, 2010:

Wells Fargo Bank NA as trustee for Option One Mortgage Loan Trust 2005-4 Asset Backed Certificates Series 2005-4, by American Home Mortgage Servicing as Attorney In Fact

By: _____

Sandra Domino
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on DEC 20 2010, 2010 by Sandra Domino its Assistant Secretary on behalf of **Wells Fargo Bank NA as trustee for Option One Mortgage Loan Trust 2005-4 Asset Backed Certificates Series 2005-4, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Nikkia Oliphant
Notary Public

NOTARY PUBLIC STATE OF TEXAS
NIKKIA OLIPHANT
My Commission Expires
August 27, 2013

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $32,500.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of December, 2010.

NOTARY PUBLIC STATE OF TEXAS
NIKKIA OLIPHANT
My Commission Expires
August 27, 2013

Affiant

Sandra Domino
Assistant Secretary

Print Name

Nikkia Oliphant

Notary Public

(Seal)

My commission expires:

AUG 27 2013

Nikkia Oliphant

Print Name

NOTARY PUBLIC STATE OF TEXAS
NIKKIA OLIPHANT
My Commission Expires
August 27, 2013

True Copy Certification

I, Karen Sciaretta, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013