Davidson County	DEEDWARR
Recvd: 07/19/11 15:01	6 pgs
Fees:33.00 Taxes:55.50	
20110719-0055257	

Commitment Number: 172624
Seller's Loan Number: 6397905

After Recording Return To:

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

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:
CPI Housing Fund, LLC, Coseo Properties, 1092 Via Frontera, Ste 420, San Diego, CA 92127

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., as Trustee for ABFC 2002-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2002-OPT1, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $15,000.00 (Fifteen Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **CPI Housing Fund, LLC**, hereinafter grantee, whose tax mailing address is **Coseo Properties, 10920 Via Frontera, Ste 420, San Diego, CA 92127**, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 5088 MONTVIEW RD, ANTIOCH, TN 37013

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 grantee forever.

Prior instrument reference: 20110311-0019429, Recorded 03/11/2011

Executed by the undersigned on JUL 08 2011, 2011:

Nikkia Oliphant

Wells Fargo Bank, N.A., as Trustee for ABFC 2002-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2002-OPT1, by American Home Mortgage Servicing as Attorney In Fact **

By: Nikkia Oliphant

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on JUL 08 2011, 2011 by Nikkia Oliphant its Assistant Secretary on behalf of **Wells Fargo Bank, N.A., as Trustee for ABFC 2002-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2002-OPT1, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced TX DL 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.

Lesley Jill Seat
Notary Public

LESLEY JILL SEAT
Notary Public, State of Texas
My Commission Expires
May 26, 2015

** The POA was previously recorded 2/14/2011 in instrument 20110214-0012577.

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 $15,000.00, 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 8 day of July, 20 11.

Nikkia Oliphant
Affiant

Nikkia Oliphant
Print Name

LESLEY JILL SEAT
Notary Public, State of Texas
My Commission Expires
May 26, 2015

(Seal)

Lesley Jill Seat
Notary Public

My commission expires:

May 26, 2015

Lesley Jill Seat
Print Name

Loan # 0006397905
Order # 172624
Name: WELLS FARGO BANK, N.
Property Address: 5088 MONTVIEW RD
ANTIOCH, TN 37013

Exhibit A

Legal Description

The following described real property situated in the County of Davidson, State of TN:

Land in the 5th Civil District of Davidson, Tennessee, being described as follows: beginning a a stone on the County Road; Robert Walkers northeast corner; thence with his east line southerly 23 poles to a stake; thence easterly 7 poles to a stake; thence northerly 23 poles to the County Road; thence westerly said road 7 poles, more or less, to the beginning.

Tax ID - 163-00-0-167.00

For information purposes only - property a/k/a
5088 Montview Road
Antioch, TN 37013

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