BILL GARRETT, Davidson County
Trans:T20120014803 DEEDWARRSP
Recvd: 02/29/12 13:38 4 pgs
Fees:23.00 Taxes:418.10
20120229-0017601

Commitment Number: 197962
Seller's Loan Number: 0016726978

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
LRW HOLDINGS, LLC, 4113 HELENA BAY CT., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097-08-0-087.00

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK, N.A. AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLE LLC TRUST 2006-OP1, MORTGAGE PASS-TROUGH CERTIFICATES, SERIES 2006-OP1, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $113,000.00 (One Hundred and Thirteen Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **LRW HOLDINGS, LLC**, hereinafter grantee, whose tax mailing address is **4113 HELENA BAY CT., HERMITAGE, TN 37076**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit being Lot No. 274, on the Plan of Section 10-A, Lake Park, of record in Book 5190, Page 54, Register's Office for said County. Said Lot No. 274 fronts 82.0 feet on the southwesterly margin of Helena Bay Court and extends back 218.15 feet on the northwesterly line and 158.46 feet on the southeasterly line to a broken line in the rear, measuring 150.83 feet thereon.

Being the same property as conveyed from Shapiro & Kirsch, LLP to Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through, Series 2006-OP1, as described in Instrument No. 20120109-0002197, Dated 12/28/2011, Recorded 01/09/2012, DAVIDSON County, Tennessee.

Property Address is: 4113 HELENA BAY CT., HERMITAGE, TN 37076

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: **20120109-0002197**

Executed by the undersigned on 2/7, 2012:

WELLS FARGO BANK, N.A. AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLE LLC TRUST 2006-OP1, MORTGAGE PASS-TROUGH CERTIFICATES, SERIES 2006-OP1, by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: Kobi Austin

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on 2/7, 2012 by Kobi Austin its Assistant Secretary on behalf of **WELLS FARGO BANK, N.A. AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLE LLC TRUST 2006-OP1, MORTGAGE PASS-TROUGH CERTIFICATES, SERIES 2006-OP1, by American Home Mortgage Servicing, Inc., 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.

Notary Public

JEREMIAS GARCIA
Notary Public, State of Texas
My Commission Expires
March 10, 2015

AMERICAN HOME MORTGAGE SERVICING, INCORPORATED
APRIL 14, 2008

Maximum principal indebtedness for Tennessee recording tax purposes is 113,000.
(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 $113,000, 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 7 day of February, 2012.

JEREMIAS GARCIA
Notary Public, State of Texas
My Commission Expires
March 10, 2015

Affiant

Kobi Austin
Print Name Assistant Secretary

(Seal)

Notary Public

My commission expires:

MAR 10 2015

Jeremias Garcia
Print Name Jeremias Garcia

MORTGAGE SERVICES INCORPORATED APRIL 14 2008 DELAWARE