Davidson County DEEDWARRSP
Recvd: 09/18/12 15:55 5 pgs
Fees:28.00 Taxes:777.00
20120918-0084879

Commitment Number: 215402
Seller's Loan Number: 0012227211

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:
MALIK M. MOUSLEY and **ZARO MOUSLEY**, 7249 SUGARLOAF DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181-01-0-A-200.00CO

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK NA AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-1 ASSET BACKED CERTIFICATES SERIES 2004-1, whose mailing address is **1525 South Beltline Road, Coppell, Texas 75019**, hereinafter grantor, for $210,000.00 (Two Hundred and Ten Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **MALIK M. MOUSLEY,** husband, and **ZARO MOUSLEY,** wife, hereinafter grantees, whose tax mailing address is **7249 SUGARLOAF DR., NASHVILLE, TN 37211**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No . 53 on the Plan of Sugar Valley, a Planned Unit Development Section Six, of record in Instrument No. 20020321-0034914,

Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Nationwide Trustee Services, Inc. to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-1, Asset-Backed Certificates, Series 2004-1, Recorded 05/29/2012 Inst. No. 20120529-0045940 Davidson County records.

Property Address is: 7249 SUGARLOAF DR., NASHVILLE, TN 37211

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: **20120529-0045940**

Executed by the undersigned on Sept. 14, 2012:

WELLS FARGO BANK NA AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-1 ASSET BACKED CERTIFICATES SERIES 2004-1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact

POA Recorded on 2-1-11 Inst # 20110214-0012517

By: _____
Jennifer Pater
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on SEP 14 2012, ~~2012~~ by Jennifer Pater its Assistant Secretary on behalf of **WELLS FARGO BANK NA AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-1 ASSET BACKED CERTIFICATES SERIES 2004-1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its 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

JENNIFER CHRISTINE HAHN
Notary Public, State of Texas
My Commission Expires
February 03, 2016

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(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 $210,000.00, 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 14th day of September, 2012.

E Evelyn Brown
Affiant

E. Evelyn Brown
Assistant Secretary
Print Name

(Seal)

Notary Public

My commission expires:

2/3/16

Jennifer Christine Hahn
Print Name

JENNIFER CHRISTINE HAHN
Notary Public, State of Texas
My Commission Expires
February 03, 2016

True Copy Certification

I, Heather Holmes, 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.

Heather Holmes
Signature

State of PA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Anthony H. Szmul, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES