This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

Davidson County DEEDQC
Recvd: 12/20/02 15:13 2pgs
Fees:12.00 Taxes:0.00
20021220-0157671

QUITCLAIM DEED

FROM: SunTrust Mortgage, Inc.

TO:Aurora Loan Services, Inc.

State of Virginia)
City of Richmond)

The actual consideration for this transfer is $-0-.

Jackie W Ballos
Affiant

Subscribed and sworn to before me this 19th day of December, 2002.

Vicenta Stanch
Notary Public

2-29-04
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Aurora Loan Services, Inc. 601 5th Avenue P.O. Box 1706 Scottsbluff, NE 69363-1706	Same	Map 50-14 Parcel 180

Mortgagee: None
FHA #: 483-2918420
Prior Mortgagor(s): Fannie Wynn-Garner

KNOW ALL MEN BY THESE PRESENTS that SunTrust Mortgage, Inc., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remises, releases and forever quitclaims unto Aurora Loan Services, Inc., its successor and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Parkwood Estates, Section 2 of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 296 fronts 75.0 feet on the westerly margin of Cynthia Lane and runs back between line 141.3 feet on the northerly side and 135.0 feet on the southerly side to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to SunTrust Mortgage, Inc., by Trustee's Deed from Michael J. Philbin, Successor Trustee, of record as Insturment #20021014-0125620, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3215 Cynthia Lane, Nashville, Tennessee 37207.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record. In addition, said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, SunTrust Mortgage, Inc., has caused this Quitclaim Deed to be executed by its duly authorized officer this __4th_ day of December, 2002.

SUNTRUST MORTGAGE, INC.

By: Jackie W Ballos

Name: **Jackie W. Ballos**

Title: **Vice President**

STATE OF VIRGINIA §
CITY OF RICHMOND §

Before me, the undersigned, a Notary Public in and for the State and City aforesaid, personally appeared **Jackie W. Ballos** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Vice President** of SunTrust Mortgage, Inc., the within named bargainor, a corporation, and that he/she as such **Jackie W. Ballos**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such _____.

Witness my hand and official seal on this _4th_ day of December, 2002.

Vicenta S Hancock
Notary Public

2-29-04
Commission Expiration Date

Vicenta S, Hancock
Printed Name of Notary