Davidson County DEEDQC
Recvd: 05/19/04 14:24 3pgs
Fees:17.00 Taxes:0.00
20040519-0058940

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Department of Housing and Urban Development, his/her successors and assigns ("Grantor"), for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by GMAC Mortgage ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, convey, sell, and quitclaim unto the said Grantee, and unto Grantee's heirs and assigns, forever, all of Grantee's right, title, interest, and claim in and to the following-described lands, situated in the City of Madison, County of Davidson, State of Tennessee, to wit:

BEING LOT NUMBER 25, BLOCK "B" ON THE RESUBDIVISIONOF POWER AND ROTH SUBDIVISION OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING PART OF THE SAME PROPERTY CONVEYED TO HECTOR E. NORCISA AND WIFE, DIANELYS CAZANAS BY WARRANTY DEED FROM JEAN M. HONEYCUTT CHASCA AND HUSBAND, LEWIS WADE PRINCE OFRECORD IN BOOK 11089, PAGE 402, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 726 MADISON BLVD, MADISON, TENNESSEE 37115

Being the same property conveyed to the Secretary of Housing and Urban Development of Washington, D.C. by Trustee's Deed filed for record April 24, 2003 as Instrument No. 20030424-0055360 in the Register's Office of Davidson County, Tennessee.
Parcel No. 52-01-268.00

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat.667)

Said Conveyance is made Subject to all covenants, restrictions, easements, reservations, conditions and rights appearing of record against the above described property; also Subject to any state of facts which an accurate survey of the property would show.

This document is the direct result of an incorrect transfer resulting from an invalid foreclosure and exempt from public law 53-1993 Sec 2(3).

It is hereby sworn or affirmed that the actual consideration or true value of this transfer, whichever is greater, is $1.00 (one dollar and 00/100). The fair market value of this property is estimated to be $54,000.

In Witness Whereof the undersigned on this 30th day of January, 2004, has set his/her hand and seal as authorized representative for the Department of Housing and Urban Development, for and on behalf of said Secretary of Housing and Urban Development under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter 11, Part. 200 Subpart. D.

Sealed and delivered in the presence of: Secretary of Housing and Urban Development of Washington D.C., and/or his/her successors and/or assigns

By: _____

Attorney in Fact / Printed Name: Lionel Hotard

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Lionel Hotard, who proved to me on the basis of satisfactory evidence to be the duly appointed, Attorney in Fact for the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date of January 30, 2004, by virtue of the authority vested in him/her by the Code of Federal Regulation, Title 24, Chapter 11, Part 200, Subpart D. appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the same instrument as his/her free and voluntary act for and on behalf of Mel Martinez, Secretary of Housing and Urban Development, for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 30th day of January, 2004

Barbara A. Bandoli

BARBARA A. BANDOLI
COMM. #1402253
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXPIRES FEB. 24, 2007

Grantee's address/Responsible Taxpayer:
GMAC MORTGAGE
3451 Hammond Avenue
Waterloo, IA 50702

This Document Prepared By
(and to be returned to):
Golden Feather Realty Services
Heather R. Schnaebele x Heather Reed
2500 Michelson Drive, Suite 100
Irvine, CA 92612

FHA No. 483-259278
GMAC #: 499123008
Parcel No. 52-01-268.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Joyce Masters
Affiant

Subscribed and sworn to before me this 30th day of January 2004.

Cheri D. Weldy
Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
GMAC Mortgage
726 Madison Boulevard
Madison, TN 37115

Parcel #052 01 0 268.00 (LOT 25)

Return to:

Associates Closing & Title –
100 Winners Circle, Suite 110
Brentwood, TN 37027