FILE NO.: 354.0404365TN\dks
LOAN NO.: 0110038338\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Quitclaim DEED

THIS INDENTURE, made and entered into on July 21, 2004, by and between:

Mortgage Electronic Registration Systems, Inc., party of the first part, and,

AURORA LOAN SERVICES, INC., party of the second part

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm * unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

* all of my right, title, and interest

Property located at: 1607 5th Ave. Davidson County, Nashville, Tn 37208 and: Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 156 on the Plan of North Nashville Real Estate Company's Plan of Lots, as of Record in Book No. 21, Page 105, Register's Office for Davidson County. Said part of Lot No. 156 fronts 33 1/3 feet on the southwesterly side of Fifth Avenue, North, formerly Summer Street and runs back 179 feet 6 inches on the southeasterly line and 179 feet, more or less, on the northwesterly line, to an alley measuring 33 1/3 feet thereon. Being the same property conveyed to Alpha Development Company on 5-24-02, by deed from B&W Management Services, LLC, filed for record on 5-24-02, in Instrument No. 200205240063845, Register's Office for Davidson County. Being further conveyed to Sheila Ann Austin on 08-15-03, by deed from Alpha Development Co, filed for record on 09-29-03, in Instrument No. 20030929-0143678 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors herein from **PRIORITY TRUSTEE SERVICES OF TN, L.L.C.**, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No./Deed Book 20040617-0072032 , in said Register's Office.

~~TO HAVE AND TO HOLD~~ the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

Davidson County DEEDQC
Recvd: 09/01/04 15:05 3pgs
Fees:17.00 Taxes:0.00
20040901-0105999

IN WITNESS WHEREOF, THE undersigned **Mortgage Electronic Registration Systems, Inc.**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Mortgage Electronic Registration Systems, Inc.

BY: _____
Ralph Lenzi
TITLE: Managing Director

STATE OF Colorado

COUNTY OF Arapahoe

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ralph Lenzi, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Managing Director of **Mortgage Electronic Registration Systems, Inc.**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 21st day of July, 2004

CATHY MILACHEK STATE OF COLORADO NOTARY PUBLIC
Cathy Milachek
Notary Public
State of Colorado
My Commission Expires Aug. 26, 2004

Cathy Milachek
Notary Public

My Commission Expires: 8/26/04

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MSP No.: 354.0404365TN (Austin)
Lender Loan No.: 0110038338
Property Address: 1607 5th Avenue N, Nashville, TN 37208
Tax Parcel ID No.: 82-05;49.00

Mail Tax Notices To and Property Owner:
Aurora Loan Services, Inc.
2530 South Parker Road, Suite 601
Aurora, CO 80014

I, or we, 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, is $-0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July,

Notary Public

My Commission Expires:

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008