03

Realty Title
18-A

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2005.

Notary Public
My Commission Expires: 2/3/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Susan Minzak

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
SUSAN MINZAK 1203 Ashwood Nashville, TN 37212	NEW OWNER	MAP # 63-16-B PARCEL # 18

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 29 day of Dec, 2004, by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Susan Minzak, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being
Lot Number 18 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. * and Book 8110, Page 401,

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, of record in Instrument 20040625-0075607, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 1624 Aaronwood Drive, Old Hickory, TN 37138,
____ Unimproved/ _X_ Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 01/12/05 12:49 2 pgs
Fees:12.00 Taxes:0.00
20050112-0004574

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 29 day of December, 2004.

GRANTORS -

Pursuant to the provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veterans Affairs does not seek to exercise jurisdiction over the within described property.

Secretary of Veterans Affairs,
An Officer of the United States of America

By: _____

Its: BARBARA J. DARLING
Senior Manager, VA REO
OCWEN Federal Bank, FSB
Pursuant to a delegation of authority
Contained in 38 C.F.R. 36.4342 (f)

Ocwen Federal Bank FSB CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF ORANGE

On this date, before me personally appeared BARBARA J. DARLING Senior Manager, VA REO, **pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.**

Witness my hand and official seal in the State of Florida this 29 day of December, 2004.

My Commission Expires: _____

Valerie Braxton
Notary Public

Valerie Braxton
My Commission DD318917
Expires May 12, 2008