Davidson County DEEDQC
Recvd: 04/06/05 08:46 2 pgs
Fees:13.00 Taxes:518.00
20050406-0037521

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 $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2005.

Notary Public
My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Debora A. Dias

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Debora A. Dias 162 Spring Valley Rd. Nashville, TN 37214	NEW OWNER Same	MAP #096-05 PARCEL 003.00

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 14th day of March, 2005, 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 referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Debora A. Dias, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot 4 on the Map of a Resubdivision of part of Lot Number 96, of Bluefields, of record in Book 2330, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Christopher L. Palmer, Successor Trustee, of record in Instr. 20041018-0125192, said Register's Office.

This conveyance is subject to all matters appearing in the plat of record in Plat Book 2330, page 119, said Register's Office.

This conveyance is subject to 2005 county taxes, which have been prorated and assumed by the Grantees.

The street address of the Real Property is 162 Spring Valley Road; Nashville, TN 37214

_____ 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.

IN WITNESS WHEREOF, GRANTOR has caused this QUITCLAIM DEED to be executed on this 14th day of MARCH, 2005.

GRANTOR

Pursuant to the provisions of 38 U.S.C. 1620(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

By: BARBARA J. DARLING
Its: 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

BARBARA J. DARLING
Senior Manager, VA REO

On this date, before me personally appeared _____, _____, 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 14th day of March, 2005.

My Commission Expires: _____

NOTARY PUBLIC

SARAH R. BLANTON
Notary Public - State of Florida
My Commission Expires Jul 16, 2006

SARAH R. BLANTON
Notary Public - State of Florida
My Commission Expires Jul 16, 2006
Commission # DD134598