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Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080909-0092094

Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 7th DAY OF August, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/09
(AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	Tax Bills to:	MAP-PARCEL NUMBERS
Guadalupe Z. Bailey and Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company	New Owner	71-15-512.00
(NAME)	(NAME)	
1303 Pennock Ave. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Novastar Mortgage, Inc., by these presents, quitclaims and conveys unto Guadalupe Z. Bailey and Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company, all of their right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Lots 266, 267, and 268, on the Plan of the Highland Land Company's Subdivision, of record in Instrument No. 20060127-0010918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by deed from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument No. 20061206-0150520, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1303 Pennock Avenue, Nashville, TN 37207.

Witness my hand this 7th day of July, 2008.

Novastar Mortgage, Inc.

By: _____
_____, Its _____

By: John Crockett
Its Authorized Signatory

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, John Crockett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the AVP of Novastar Mortgage, Inc., the within named bargainor, and that he is authorized by Novastar Mortgage, Inc., to execute this instrument on its behalf.

Witness my hand and official seal at Olathe, KS, this 7th day of July, 2008.

STEPHEN RABBITT
Notary Public, State of Kansas
My Appointment Expires
1-22-12

_____
Notary Public

My commission expires: 1-22-12