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Davidson County DEEDQC
Recvd: 09/09/08 10:16 3 pg
Fees:17.00 Taxes:0.00
20080909-0092096

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.	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 August, 2008. NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/09 (AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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
Novastar Mortgage, Inc.	Same as Owner	71-15-511.00
8140 Ward Parkway, Suite 200		
Kansas City, MO 64114		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Guadalupe Z. Bailey and Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company, by these presents, quitclaims and conveys unto Novastar Mortgage, Inc., 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. 1 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 Guadalupe Z. Bailey, a single woman, by deed from Jillian Etherington, an unmarried person, dated 3-23-2006, of record in Instrument No. 20060331-0036352, 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 1305 Pennock Avenue, Nashville, TN 37207.

Witness my hand this 8th day of August, 2008.

Guadalupe Z. Bailey

Guadalupe Z. Bailey

Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company

By: _____
Ernest B. Williams, IV, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Karen Colbert, a Notary Public of the State and County aforementioned, personally appeared **Guadalupe Z. Bailey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal, this 8th day of August, 2008.

Karen Colbert
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KAREN COLBERT

My Commission Expires: 7/24/2010

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: ✓ Driver's License _____ Other: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, The Undersigned, a Notary Public of the State and County the within named **Ernest B. Williams IV, Esq.** personally to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Washington Mutual Bank** (as successor in interest to Long Beach Mortgage Company), acknowledged that such person executed the same as the free act and deed of **Washington Mutual Bank** by and through written Power of Attorney.

WITNESS my hand and seal, this 8th day of August, 2008.

TODD HANCOCK STATE OF TENNESSEE NOTARY TENN.

Todd Hancock, Notary Public

My Commission Expires: March 20, 2010

Personally known: x or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____