Davidson County DEEDQC
Recvd: 09/09/08 10:17 3 pg
Fees:17.00 Taxes:0.00
20080909-0092097

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

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

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

Affiant

Subscribed and sworn to before me, this 8 day of August 2008.

Notary Public
My commission expires: 2/22/09

03-0803-35323

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Berkley 1303 Pennock Avenue Nashville, TN	New Owner	71-15-0-511

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Guadalupe Z. Bailey, unmarried, and Washington Mutual Bank (as Successor in interest to Long Beach Mortgage) hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Berkley, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivison of Lots 266, 267, 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 part of the same property conveyed to Jillian Etherington, an unmarried person, by deed from Billy Raymer, an unmarried person, of record in Instrument No. 20060127-0010918, Register's Office for Davidson County, Tennessee.

Being further conveyed to Virginia Vaughn, unmarried, by deed from Jillian Etherington, unmarried, of record in Instrument No. 20060405-0038651, Register's Office for Davidson County, Tennessee.

Subject property was then conveyed to Novastar Mortgage Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument No. 20061206-0150520, said Register's Office.

By quitclaim deed of record in Instrument No. 20080909-0092094, Novastar Mortgage, Inc. conveyed it's interest in said property to Guadalupe Z. Bailey and Washington Mutual Bank (as Successor in interest to Long Beach Mortgage, all recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is 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

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.

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)

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 DAVIDSON COUNTY

Karen Colbert
Notary Public

My Commission Expires: 7/24/2010

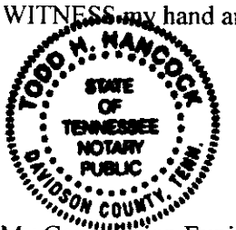
Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: ✓ Driver's License _____ Other: _____

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 13 day of August, 2008.



Todd Hancock, Notary Public

My Commission Expires: March 20, 2010

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