AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS, TN 38120
File #FF16893 cjt/pwf

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT090100082

Prepared by:
Adorno & Yoss, LLC
One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
218105.0008

BILL GARRETT, Davidson County
Trans:T20090020270 DEEDQC
Recvd: 03/27/09 10:54 3 pgs
Fees:17.00 Taxes:0.00
20090327-0027610

QUIT CLAIM DEED

~~The purpose of this instrument is to convey to THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2004-15, this described parcel of land that was deeded in error to COUNTRYWIDE HOME LOANS, INC., by Successor Trustee's Deed, recorded 01/28/2009, at Instrument Number 20090133 in records of the Shelby County, Tennessee, Register's Office. Grantor makes no warranty, express or implied, as to the title of the Property.~~

THIS INDENTURE made this CR day of February, 2009, by and between **FEDERAL NATIONAL MORTGAGE ASSOCIATION** (hereinafter, referred to as "Grantor") and **SUNTRUST BANK** (hereinafter referred to as "Grantee").

WITNESSETH

That the said Grantor, for the sum of Ten Dollars (10.00) and other good and valuable consideration, in hand paid, the receipt and sufficient whereof is hereby acknowledged, Grantor has released, remised, conveyed and quit-claimed, and does by these presents release, remise, convey and forever quitclaim to the Grantee, its successors and assigns any and all right, title, interest, claim and demand which the Grantor has or may have had in and to the following described property:

LAND IN DAVIDSON, TENNESSEE, BEING LOT NO 54 ON THE PLAN OF SECTION 1 CASTLEGATE, AS OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

*
120 Lake Terrace Circle, Nashville, TN 37217

TOGETHER WITH, all personal property owned by Grantor, fixtures, structures and improvements located on such Property and the easements, rights, members and appurtenances thereto appertaining.

TOGETHER WITH, all of Grantor's right, title and interest, if any, in and to all easements, privileges and rights appurtenant to the Land and pertaining or held and enjoyed in connection therewith and all of Grantor's right, title and interest in and to any land lying in the bed of any street, alley, road or avenue to the centerline thereof in front of, or adjoining the Land.

* Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed dated August 14, 2008 and recorded November 10, 2008 in Instrument #20081110-0111193, Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD~~ the said described premises unto the Grantee, so that neither the said Grantor, nor any other persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

WITNESS my hand an seal this 6th day of February, 2009.

Witness

Federal National Mortgage Association

By: Lynna M. Theimer
Its: Vice President

By:
Its:

(Corporate Seal)

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Lynna M. Theimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that {s}he executed the within instrument for the purposes therein contained, and who further acknowledged that {s}he is attorney in fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand and seal this 6th day of February, 2009.

Notary Public
My Commission Expires:

(Seal)

ROY LYLE
Notary Public,
State of Texas
Comm. Exp. 06-01-11

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

PROPERTY ADDRESS:
120 Lake Terrace Circle
Nashville, TN 37217

PARCEL ID NUMBER: 136-14-0-054.00

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
SunTrust Bank
1001 Semmes Avenue
Richmond, VA 23224

STATE OF Tennessee:
COUNTY OF Shelby:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Phyllis Frederick
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 17th day of March, 2009

Nancy L Queen
NOTARY PUBLIC

My Commission Expires: 9/16/09

