BILL GARRETT, Davidson County
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This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

76130073

WARRANTY DEED Recand

TITLE OF DOCUMENT

PTS-330-2935

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael and Susan Phipps	Michael and Susan Phipps	Map/Parcel:
4070 Lake Parkway	4070 Lake Parkway	098 01 0 026.00
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

Purchase $145,000.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Bank of New York Mellon Trust Co, N.A., as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset backed pass-through certificates** has this day bargained and sold, and does hereby transfer and convey unto the said **Michael E. Phipps and Susan M. Phipps, husband and wife**, Grantees herein, its successors and assigns, certain real estate in **Davidson** County, **Tennessee**, described as follows:

LOT NUMBER 24 ON THE PLAN OF LAKE PARK SECTION 1, OF RECORD IN PLAT BOOK 4175, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to The Bank of New York Mellon Trust Co, N.A., as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset backed pass-through certificates by Deed from Shapiro and Kirsch, LLP of record as Document No. 20091013-0094876, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 4070 Lake Parkway, Hermitage, Tennessee 37076
Improved (✓)

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever 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 our hand this 18 day of November, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Bank of New York Mellon Trust Co, N.A., as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset backed pass-through certificates

By: _____
Corporate Officer
Printed Name & Title: Keith Chapman, REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Orange) ss

Before me, Theo Smith, a Notary Public of the State and County aforesaid, personally appeared Keith Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be REO Closing Manager of **The Bank of New York Mellon Trust Co, N.A., as Trustee for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset backed pass-through certificates**, the within named bargainor, a National Association organized and operating under the laws of the State of _____, and that he/she as such _____ executed the foregoing instrument for the purposes contained therein, by signing the name of the National Association by himself/herself as _____.

NOTARY STAMP/SEAL

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc

WITNESS my hand and official seal, at office in Florida this 18 day of November, 2009.

_____
NOTARY PUBLIC
MY Commission Expires: 5/26/12

AFFIDAVIT OF VALUE

STATE OF Florida)

COUNTY OF Orange)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $145,000.00.
Subscribed and sworn to before me this the 18 day of November, 2009.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: 5/26/12

·U01058329·
1481 12/15/2009 76130073/2

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc