(1)

Mail To:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

BILL GARRETT, Davidson County
Trans:T20100031937 DEEDQC
Recvd: 05/27/10 10:53 2 pgs
Fees:12.00 Taxes:0.00
20100527-0040904

This Instrument is Prepared by and Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

TENNESSEE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Mortgage Electronic registration Systems Inc a nominee for PHH Mortgage Corporation ("Grantor"), for and in consideration of Ten Dollars ($10.00) paid, does hereby bargain, sell remise, release, quitclaim and convey unto PHH Mortgage Corporation ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 1404 South Street, Nashville, Tennessee 37212 and situated in the County of Davidson, State of Tennessee, described as follows (the "Premises"):

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Sigler's Addition to Nashville, of record in Book 1, Page 4, Chancery Court in Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zohair Isshak, unmarried by deed from Kevin C. O'Connor, unmarried, dated March 17, 2006, recorded March 24, 2006, of record in Instrument No. 20060324-0033915, Register's Office for Davidson County, Tennessee.

Being further conveyed to Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated June 3, 2009, recorded July 1, 2009, of record in Instrument No. 20090701-0061280, Register's Office for Davidson County, Tennessee.

Being improved property known as 1404 South Street Nashville, Tennessee 37212

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:
January 29, 20 10.

Mortgage Electronic registration Systems Inc a nominee for PHH Mortgage Corporation

By: Patrick M. O'Brien

Its: Patrick O'Brien AVP

State of NJ)
) ss.
County of Burlington)

On this 29 day of Jan, 20 10, before me, the subscriber, a Notary Public in and for said county and State, personally came Patrick O'Brien, by and through _____, its AVP, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Lauren E Pallante
Notary Public

Lauren E. Pallante
Notary Public
State of New Jersey
ID# 2287644
Commission Expires 10/08/13

TAX ID# 093-13-0-381.00

Property Address: 1404 South Street
Nashville, TN 37212

* New Property Owner and
Send Tax Bills to:
~~B Franklin Synergy Bank~~
~~PHH Mortgage Corporation~~
~~is Ten 1404 South Street~~
~~Nashville, Tennessee 37212~~
~~134 4th Ave North~~
~~Franklin TN 37064~~

* Cal Woodard
4704 Dakota Ave.
Nashville, TN
37209

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

Affiant (Buyer)

Subscribed and sworn to before me this 21st day of May, 20 10

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 6-19-12