BILL GARRETT, Davidson County
Trans:T20100040823 DEEDQC
Recvd: 07/02/10 13:10 3 pgs
Fees:17.00 Taxes:0.00
20100702-0052199

QUITCLAIM DEED

BEFORE the undersigned notary duly commissioned and qualified in and for their respective county and State on the dates stated below of which is hereby acknowledged;

JPMORGAN CHASE BANK, whose mailing address is c/o 170 Newport Center Drive, Suite 150, Newport Beach, CA 92660;

hereinafter referred to as GRANTOR, who declares that said GRANTOR does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver without any warranty whatsoever, even for the return of the purchase price, but with full substitution and subrogation in and to all of the rights and actions of warranty which said GRANTOR has or may have against all preceding owners and grantor, unto:

HOMESALES, INC., whose mailing address is 170 Newport Center Drive, Suite 150, Newport Beach, CA 92660;

hereinafter referred to as GRANTEE, here present accepting, and acquiring for GRANTEE, and GRANTEES successors, heirs and assigns, and acknowledging due delivery and possession thereof, all rights, title and interest of the following described property, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

BEING Lot No. 45-A, Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45 on the Plan of Harbor Gate Section One-Revised, of record in Plat Book 5200, page 712, amended in Book 6250, page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property acquired by Trustee's Deed from Susan E. Quinn and Hubert O. Quinn to JPMorgan Chase Bank dated December 7, 2009 and December 14, 2009 recorded as Instrument No. 20091214-0113505, of the official records of Davidson , Tennessee.

Subject to any and all existing restrictions and easements of record

Municipal Address: 736 Lake Terrace Drive, Nashville, Tennessee 37217-4269
Parcel Number: 150-02-0-167.00

The parties hereto waive the production of mortgage, conveyance and other certificates, and relieve and release me, Notary Public, from any and all responsibility in connection therewith.

The undersigned person(s) executing this deed on behalf of the Grantor(s) represent(s) and certify that he/she/they are duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor(s) have/has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 24th day of MARCH, 2010.

WITNESSES:

Bridget M. Sales
REO Closer

SEE ATTACHMENT
Jayme Olson

JPMORGAN CHASE BANK

By:
Deborah Sarot
Asst. Vice President

NOTARY PUBLIC

HOMESALES, INC. CORPORATE SEAL 2009

STATE OF _____

COUNTY OF _____

SEE ATTACHMENT

Before me the undersigned, a Notary Public in and for the State of _____, personally appeared _____, _____ and acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notary Seal this _____ day of _____, 2010.

_____
NOTARY PUBLIC

My Commission expires: _____

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Record and Return to:
Title2Land LLC
11851 Wentling Avenue
Baton Rouge, LA 70816

ACKNOWLEDGMENT

State of California
County of San Diego)

On March 24, 2010 before me, Rickey L. Roles, Notary Public
(insert name and title of the officer)

personally appeared Deborah Sarot, Asst. Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RICKEY L. ROLES
COMM. # 1654575
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 27, 2010

Signature _____ (Seal)

I do hereby swear or affirm that to the best of Affiant's knowledge, information and belief that the actual consideration for this transfer of value of the property transfered, whichever is greater is ZERO AND 00/100TH ($0.00) DOLLARS,which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

DEBORAH SAROT

Being the same property acquired by Trustee's Deed from Susan E. Quinn,and Hubert Q. Quinn to JPMorgan Chase Bank dated December77, 2009aand recorded December 14, 2009 as Instrument No. 20091214-0113505, of the official records of Davidson County Tennessee.

SWORN TO AND SUBSCRIBED BEFOREMME THIS 24th DAY OF MARCH, 2010

Shannon Van Osdell

SHANNON VAN OSDELL
Notary ID #62602
Notary Public
East Baton Rouge Parish, LA
My Commission is for Life

Send Tax Bills to: Homesale, Inc. 170 Newport Center Drive, Newport Beach CA 92660