BILL GARRETT, Davidson County
Trans:T20110002972 DEEDQC
Recvd: 01/14/11 12:51 2 pgs
Fees:12.00 Taxes:0.00
20110114-0004060

File #: RT10832
THIS INSTRUMENT PREPARED BY:

Resource Title Agency, Inc. (Tennessee Division)

7100 E. Pleasant Valley Road Suite 100

Independence, OH 44131

Address New Owner(s)
P.O. Box 1247
Franklin, TN 37065

Send Tax Bills To:

OWB REO, LLC

2900 Esperanza Crossing, Floor 3

Austin, TX 78758

Map & Parcel Nos.:
148-02-0 107.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **OneWest Bank, FSB** does hereby quitclaim and convey unto **OWB REO, LLC**,Grantee / Grantees , she heirs its successors and assigns, all of it's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 13 on the Plan of the Resubdivision of Reserve Parcel "B" of Century Center Park, of record in Plat Book 5800, Page 94, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Castillo and Annie Castillo by Warranty Deed from David Scott Baily and Antoinette Baily dated July 11, 2007 and recorded July 16, 2007 in Instrument Number 20070716-0084662, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to OneWest Bank, FSB by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated October 15, 2009 and recorded November 6, 2009 in Instrument Number 20091106-0102765, Register's Office for Davidson County, Tennessee.

PPN: 148-02-0-107.00

This is improved property known as **5144 Linbar Drive, Nashville, Tennessee 37211.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of January, 2011.

OneWest Bank, FSB

By Jeannie Cisneros AVP/REO

STATE OF Texas

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Jeannie Cisneros AVP/REO, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the _____ of **OneWest Bank, FSB**, the maker, and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 6 day of January, 2011.

NOTARY PUBLIC

My Commission Expires:

AMY R SCHUMANN
Notary Public, State of Texas
My Commission Expires
November 06, 2011

STATE OF Texas

COUNTY OF Travis

The actual consideration for this transfer is $ 0.

AFFIANT Nicholas E. Sevier

WITNESS my hand and seal at office this 6 day of January, 2011.

NOTARY PUBLIC

My Commission Expires:

AMY R SCHUMANN
Notary Public, State of Texas
My Commission Expires
November 06, 2011