BILL GARRETT, Davidson County
Trans:T20120034233 DEEDQC
Recvd: 05/09/12 11:23 4 pgs
Fees:23.00 Taxes:85.69
20120509-0040137

QUIT-CLAIM DEED

Loan# 706084126

THIS INDENTURE, Made on the 25 day of April A.D. Two Thousand and Twelve by and between **THE GRANTOR** THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2, by Attorney-in-Fact Ocwen Loan Servicing, LLC, 12001 Science Drive, Suite 110, Orlando, FL 32826 party of the first part, and **THE GRANTEE** Far West Heritage, LLC, party of the second part, whose address is 2922 Daimler St., Santa Ana, CA 92705, where to mail future tax bills.

WITNESSETH, that the said party of the first part, in consideration of the sum of Twenty Three Thousand One Hundred Sixty And 00/100 ($23,160.00) Dollars, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party of the second part the following described lots, tracts or parcels of land, lying, being and situate in the County of Davidson and State of Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

MAP & PARCEL# 10803012100

Commonly known as: 1105 Waggoner Court West, Nashville, TN 37214

AND BEING the same property conveyed to the Grantor herein by virtue of that certain Successor Trustee's Deed Recorded 10/31/2011 in Instrument Number 20111031-0084374 among the aforesaid land records.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year above written.

Deed Prepared By: Mary Robinson	**Record & Return To:**	**Send Tax Bills To:**
T&A REO, Inc.	T&A REO, Inc.	Far West Heritage, LLC
144 S. White Horse Pike	144 S. White Horse Pike	2922 Daimler St.
Somerdale, NJ 08083	Somerdale, NJ 08083	Santa Ana, CA 92705

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, with no Representation as to its effect upon title. NO TITLE INSURANCE ISSUED!



THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2, **by Attorney-in-Fact Ocwen Loan Servicing, LLC**

Witness James Hard

By: _____
Robert Kaltenbach

Its: Senior Manager
Ocwen Loan Servicing, LLC

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF ORANGE

ON THIS DATE, personally appeared, Robert Kaltenbach-Senior Manager to me known to be the person who executed the foregoing instrument on behalf of THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2, **by Attorney-in-Fact Ocwen Loan Servicing, LLC**

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 25 day of April, 2012.

_____
Notary Public

My Commission Expires: _____



ACKNOWLEDGEMENT

I, or we, hereby swear or affirm that to the best of Grantor/Grantee's Agent's knowledge, information, and belief, the actual consideration for this transfer is ($23,160.00)

Michael Santore as Agent for Grantor/Grantee

STATE OF NEW JERSEY

COUNTY OF CAMDEN

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal in the State of New Jersey aforesaid, this 25 day of April, 2012.

Mary I. Robinson
Mary Robinson Notary Public

My Commission Expires: _____

Mary I Robinson
Notary Public
New Jersey
My Commission Expires 1-19-16

JANUARY 2012 (B) # 194

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 147-A ON THE PLAN OF ZONE LOT DIVISION, PATIO VILLA, SECTION SIX, OF RECORD IN BOOK 6250, PAGE 489, AND AMENDED IN BOOK 6250, PAGE 570 & 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION