BILL GARRETT, Davidson County
Trans:T20130015094 DEEDQC
Recvd: 02/22/13 14:12 3 pgs
Fees:17.00 Taxes:0.00
20130222-0018032

This instrument prepared by and return to:
Brooke Steinbach
Michaelson, Connor & Boul
5312 Bolsa Ave, Suite 200
Huntington Beach, CA 92649
714-230-3600 ext 3621
FHA Case # 483-348089

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the **Secretary of Housing and Urban Development,** whose mailing address is **451 7th Street S.W. Washington D.C. 20410**, for and in consideration of TEN and no/100 ($10.00) Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **JP Morgan Chase Bank N.A.,** all their interest in and to the following described real estate located in **Davidson County**, State of Tennessee to wit:

See Attached Exhibit A

Being the same property conveyed to the Secretary of Housing and Urban Development by Substitute Trustee's Deed recorded September 4, 2012, as instrument No. 20120904-0079397, Register's Office for Davidson County, Tennessee.

Commonly Known As: 938 Locklayer St, Nashville, TN 37208
Tax Parcel No: 81-16/725.00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 4th day of FEBRUARY, 2013.

The Secretary of Housing and Urban Development of Washington, D.C.
His/Her successors and/or assigns

KERRY NETERER
By Delegation of Authority Published in the Federal Register, Doc. No.: FR-4837-D-57

ACKNOWLEDGMENT

State of CALIFORNIA) ss
County of ORANGE)

On the 4th day of FEBRUARY, 2013, before me M.A. Rotkowitz_, the undersigned Notary Public, personally appeared KERRY NETERER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature M.A. Rotkowitz **(seal)**

M. A. ROTKOWITZ
Comm. #1914532
Notary Public · California
Orange County
Comm. Expires Dec 3, 2014

FORM FOR OATH

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$10.00** and that this transaction is exempt from all Transfer Taxes.

Kerry Neterer
By Delegation of Authority Published in the Federal Register, Doc. No.: FR-4837-D-57

ACKNOWLEDGMENT

State of CALIFORNIA) ss
County of ORANGE)

On the 4th day of FEBRUARY, 2013, before me M.A. Rotkowitz_, the undersigned Notary Public, personally appeared **KERRY NETERER,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature M.A. Rotkowitz **(seal)**

M. A. ROTKOWITZ
Comm. #1914532
Notary Public - California
Orange County
Comm. Expires Dec 3, 2014

Property Owner or Agency Responsible for Payment of Taxes:
JP Morgan Chase Bank NA
7255 Baymeadows Way
Jacksonville, FL 32256

Exhibit A

Tract 1: Land in Davidson County, Tennessee, being Lot No. 41 and the Westerly 20 feet of Lot No, 40, Block B in Bransford Realty Companys Subdivision of the North Hill Tract, of record in Book 332, Page 72, Registers Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the North side of Locklayer Street, the common corner of Lots No. 41 and 42 of said Plan; running thence Northerly along the common boundary of Lots No. 41 and 42, 100 feet to a point on the South margin of an alley; thence Westerly along said margin of said alley 61.5 feet to a point: thence in a straight line Southerly 60 feet to a point on the North margin of Locklayer Street; thence in a Westerly direction along said margin of Locklayer Street, 55 feet to the point of beginning,

Being the same property conveyed to Tasha Benjamin and Georgia C. Benjamin and Arnold Benjamin, Jr. by Deed recorded in Instrument No. 200408100096647 Registers Office for said County.