BOOK 10537 PG 114

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Danny L Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 97

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

Judy S Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Talley (NAME)	Novastar Mortgage, Inc. (NAME)	72-6-347
1214 McGavock Pike (ADDRESS)	15707 Rockfield Blvd.,Ste 320 (ADDRESS)	1502-07300
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vivian Cullum Anderson Parks, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny L. Talley and wife, Sylvia G. Talley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Part of Lot 3 and all of Lots 4, 5, on the Plan of the Keller's Subdivision of the Maxey Home Place of record in Plat Book 421, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Edward G. Cullum by deed from Alice Frazier and husband, D. J. Frazier of record in Book 533, page 608, and further, being part of the same property conveyed to Vivian Cullum Anderson by Will of Edward G. Cullum, subject only to a life estate of Mrs. Goldie Cullum, of record in Book 5218, page 435, Register's Office for Davidson County, Tennessee. The said Mrs. Goldie Cullum having since died, property vested soley in Vivian Cullum Anderson, now known as Vivian Cullum Anderson Parks.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 421, page 86; all in the Register's Office for Davidson County, Tennessee.
This property is not now, nor has it ever been, the primary principal residence of the herein named Grantor or her spouse.

unimproved ( )
This is improved (X) property, known as 1214 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of July, 19 97

Vivian Cullum Anderson Parks
Vivian Cullum Anderson Parks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian Cullum Anderson Parks

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of July 19 97

Commission expires 11.27.99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

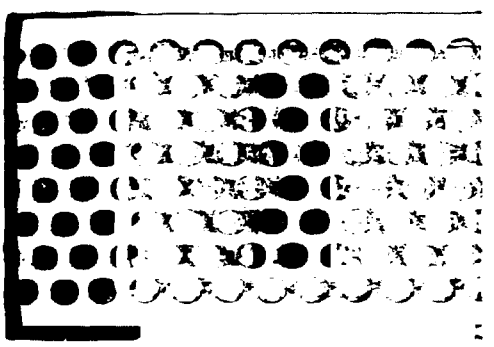
Notary Public

0328735
IDENTIFICATION REFERENCE

97 JUL 21 PM 3:16

MAIL ENV.

7170 97/21 0.01 CLERK



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

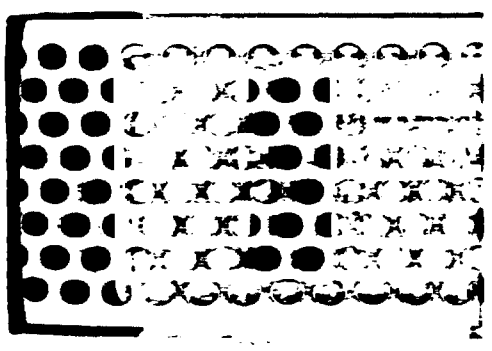
BOOK 10537 PG 116

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHK:	
				125000.00
			CON TX	499.50
			PRFEE	1.00
			DEED	8.00
			TOTAL	508.50
			CHECK	508.50

07/21/97 01 15:18 0001 7170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328735

IDENTIFICATION REFERENCE

97 JUL 21 PM 3:16

REGISTER
DAVIDSON CO TN

No. 1176859