BOOK 10711 PG 787

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Charles Ty Seaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 5/22/01
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES TY SEATON (NAME)	NOVASTAR MORTGAGE, INC. (NAME)	MAP 073-13
1718 Welcome Lane (ADDRESS)	15707 Rockfield Blvd #320 (ADDRESS)	PARCEL 087.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Irvine, CA 92718 (CITY) (STATE) (ZIP)	15DZ-59635

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, JUDITH KEITH GENTRY, DIANE GRAVES PRIDGEN HOOD AND SUSAN NAPIER MARTIN HEIRS AT LAW OF JAMES NAPIER GRAVES, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES TY SEATON AND WIFE, TAMMY L. SEATON

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 Lot No. 123 on the Plan of Henderson Gardens, Section II, as of record in Book 2900, page 101, Register's Office for said County, to which plan reference is hereby made for a more completel legal description.

BEING the same property conveyed to James N. Graves, Jr. and wife, Mary B. Graves, by Deed from Riverwood Homes, Inc., a Tennessee corporation, of record in Book 3131, Page 625, Register's Office for Davidson County, Tennessee. The said James N. Graves, Jr. quitclaimed his interest in the property to Mary B. Graves in Book 4457, page 931, and James N. Graves, Jr. quitclaimed to James N. Graves, Jr. and wife, Mary B. Graves in Book 5277, page 351, Register's Office for Davidson County, Tennessee. The said James N. Graves, Jr. and Mary B. Graves having since died with Mary B. Graves predeceasing James N. Graves, Jr. The property was devised to Judith Keith Gentry, Diane Graves Pridgen and Susan Napier Martin by Last Will and Testament of Napier Graves #97P-1718, Probate Court Clerks Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 1718 Welcome Lane, Nashville, TN 37206
(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 our hand s this 4th day of December 19 97

Judith Keith Gentry
JUDITH KEITH GENTRY

Susan Napier Martin
SUSAN NAPIER MARTIN

Diane Graves Pridgen Hood
DIANE GRAVES PRIDGEN HOOD

BOOK 10711 PG 788

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 JUDITH KEITH GENTRY, DIANE GRAVES PRIDGEN HOOD AND SUSAN NAPIER MARTIN HEIRS AT LAW OF JAMES NAPIER GRAVES, JR.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 4th day of December 19 97.

Commission expires 5/27/01

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

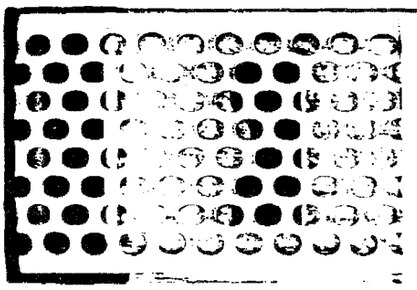
CONTINUED FROM PAGE ONE

The property conveyed herein is not the usual place of residence of the grantors or their spouses.

8265 12/08 0101 08DMELO(275.40

97 DEC -8 AM 8:53

0377508



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

RECEIVED OF _____

FOR _____

BOOK 10711 PG 789

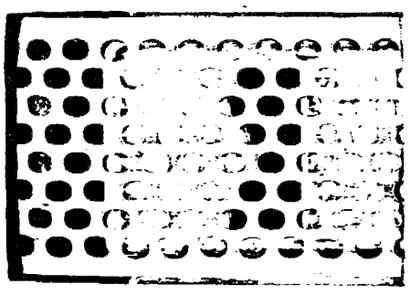
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT [illegible]
CO TX [illegible]
PRFEE 1.00
MISC [illegible]
TOTAL [illegible]
CHECK [illegible]

12/08/97 01 08:52 0001 0265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0377508
IDENTIFICATION REFERENCE

97 DEC -8 AM 8:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1229067