BOOK 10867 PG 418

B45?

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 98

BRENDA R. LEHMAN NOTARY PUBLIC Notary Public
AT LARGE
WILLIAMSON COUNTY, TENN.
(AFFIX SEAL)

MY COMMISSION EXPIRES: 3.15.99

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Anderson (NAME)	The Community Bank (NAME)	29-18
4130 Knipfer Road (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, NovaStar Mortgage, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Anderson and wife, Darlene Anderson

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:

Being A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee described as follows, to-wit:

BEGINNING at a spike in the center of Knipfer Road, this point being the southwest corner of Boyte's property, running South 89 degrees 15 seconds East 372 feet; thence running with a wire fence which is Boyte's south line to a stone in John Kolzl west line; thence South 1 degree 45 West 255 feet to a point; thence North 89 degrees 15 seconds West 366 feet more or less to a point in the center of Knipfer Road; thence turning and running with the center of said road North 11 degrees 55 seconds East 72 Feet, North 3 degrees 30 seconds West 185.5 feet to the point of beginning.

Being the same property conveyed to NovaStar Mortgage, Inc. by substitute trustee's deed from Joe M. Kirsch, Substitute Trustee, of record in Book 10732, page 776, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 4130 Knipfer Road, Joelton, Tennessee 37080
(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 27th day of March 19 98

NovaStar Mortgage, Inc.
By:
Chris Miller, Sr. Vice President

BOOK 10867 PG 419

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF KANSAS
COUNTY OF Johnson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Chris Miller and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sr. Vice President and _____ respectively of the NovaStar Mortgage, Inc. the within named bargainor, and corporation, and that he as such Sr. Vice President 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 Chris Miller as such Sr. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Westwood, Kansas on this the 27th day of March 1998.

My commission expires 8/28/01

Jaylene C O'Brien
Notary Public

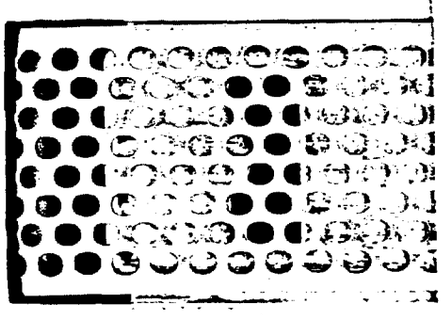
JAYLENE C. O'BRIEN
Notary Public - State of Kansas
My Appointment Expires: 8/28/01

0420254
IDENTIFICATION REFERENCE

98 APR -2 AM 9:49

REGISTER
DAVIDSON COUNTY, TN.

4418 04/02 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 10867 PG 420

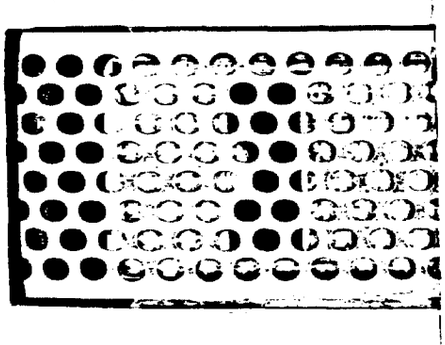
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 286.50

04/02/98 01 09:51 0001 4418



0420254
IDENTIF. & REFERENCE

98 APR -2 AM 9:49

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

No. 1274676