WARRANTY DEED

BOOK 11537 PAGE 913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June 1999

Notary Public

Exp. 03/24/2001

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC SCRUGGS DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Leslie Thomas	NovaStar Mortgage, Inc.	MAP 136-14
(NAME)	(NAME)	
707 Holder Drive	P.O. Box 2937	PARCEL 239
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Shawnee Mission, Kansas 66201	
(CITY) (STATE) (ZIP)	(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, Michelle L. Tabb and husband, Ron W. Tabb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Leslie Thomas and wife, Sarah L. Thomas

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. 71B on the Plan of Harbor Gate, Section One, Zone Lot Division Lot 71, of record in Plat Book 5200, page 712, as amended in Book 6900, page 694, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michelle L. Tabb and husband, Ron W. Tabb by deed from Bruce E. McLellan and husband, Jeanna C. McLellan, of record in Book 9431, page 178, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 712, as amended in Book 6900, page 694, said Register's Office; and (c) restrictive covenants of record in Book 6221, page 253, Book 6486, page 436, Book 6597, page 157 and Book 6599, page 984, said Register's Office.

2760 06/22 0101 03CHECK 343.45

unimproved ( )
This is improved (X) property, known as 707 Holder Drive, Nashville, Tennessee 37217
(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 21st day of June 1999

Michelle L. Tabb, by Ron W. Tabb, Attorney in Fact

Ron W. Tabb

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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 Ron W. Tabb

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 21st day of June 1999.

Commission expires Exp. 07/27/2002

Kathy Snider
Notary Public

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 1999, before me personally appeared Ron W. Tabb, to me known to be the person who executed the foregoing instrument on behalf of Michelle L. Tabb and acknowledged that he executed the same as the free act and deed of Michelle L. Tabb. Witness my hand and seal this 21st day of June, 1999.

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

Kathy Snider
Notary Public

0602643
IDENTIFICATION REFERENCE
99 JUN 22 AM 11:13
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0602643

IDENTIFICATION REFERENCE

99 JUN 22 AM 11:13

CAMT	89850.00
CON TX	332.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	343.45
CHECK	343.45

06/22/99 01 11:18 0001 2780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481326