BOOK 11741 PAGE 402

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **October, 1999** by and between **ELIZABETH WHITE** , herein after referred to as GRANTOR, and **KEVIN MARTIN and wife, MARCI MARTIN** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 157 on the Plan of Sterling Heights, of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED to Harry Eugene White and wife, Elizabeth McKennon White, by Warranty Deed fromKenwood Homes, Inc., A Tennessee Corporation and recorded in Book 2142, page 255, said Register's Office. (See also Book 4525, Page 178, and Book 4877, Page 331, said Register's Office).

This is improved/unimproved property known as: 60 Jonell Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Elizabeth White
ELIZABETH WHITE
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 NOV 12 PM 2:24

06696923

08177 11/12 0101 03CHECK 35.00

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **ELIZABETH WHITE** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **October, 1999.**

Notary Public

My Commission Expires: 3/17/2002

Name and Address of Property Owner:
KEVIN MARTIN and MARCI MARTIN
422 LILLY LANE, MURFREESBORO, TENNESSEE 37128

Send Tax Statements to:
NOVASTAR MORTGAGE INC
P.O. BOX 2937, SHAWNEE MISSION, KANSAS 66201,

Map & Parcel 119-02-0-195.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$91,650.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **October, 1999.**

Notary Public

My Commission Expires: 3/17/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-276

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF VOID

FOR

PRFEE 1.00-
TOTAL 1.00-
CHECK 1.00-

11/12/99 01 14:26 0001 0818

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

0818 11/12 0101 03CHECK 1.00-

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0656923

REFERENCE

99 NOV 12 PM 2:24

CAMT 91650.00
CON TX 339.11
PRFEE 1.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 351.11
CHECK 351.11

11/12/99 01 14:25 0001 0817

Total 350.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538509