Box 2

Instr:200003020020635 Page: 1 OF 2
REC'D FOR REC 03/02/2000 1:16:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $466.20

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Frances H. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 19 00

Catherine R Tice Vass
Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FRANCES H. PERRY (NAME) | NOVASTAR MORTGAGE, INC. (NAME) | MAP 69-16 |
| 3711 HYDES FERRY ROAD (ADDRESS) | 23046 AVE. DE LA CARLOTA, 3RD FL (ADDRESS) | PARCEL 45.00 |
| NASHVILLE, TN 37218 (CITY) (STATE) (ZIP) | LAGUNA HILLS, CA 92653 (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, GENEVA G. ABERNATHY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES H. PERRY, UNMARRIED

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:

A small tract of land in the 13th Civil District of Davidson County, Tennessee, as follows:

Beginning at an point in the center line of Hydes Ferry Pike at the southeast corner of the Sam Manlove lot; thence with his line, westerly 343 yards to his southwest corner, being the east corner of the Jubiter Hyde lot; thence with Hyde's line, westerly 8 yards to the northeast corner of the Wallace Shelby Tract; thence with his line, south 146 yards to the center line of a branch; thence with the center line of the same, southeasterly 184 yards to the northwest corner of the 6 acre tract of W.J. Underwood; thence with his line, easterly 84 yards to a stone in the center line of Hydes Ferry Pike; thence with the center line of the same, northerly 36 yards to the point of beginning.

Being the same property conveyed to Geneva G. Abernathy by Quit Claim Deed from McKinley D. Kennedy of record in Book 3131, Page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Subject to Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 3986, Page 360, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3711 HYDES FERRY ROAD, NASHVILLE, TN 37218
(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 29th day of February 2000

Geneva G. Abernathy
GENEVA G. ABERNATHY

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 GENEVA G. ABERNATHY, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of February, 19 00

Commission expires 3-28-2002

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

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

# WARRANTY DEED

## FROM

GENEVA G. ABERNATHY

## TO

FRANCES H. PERRY

## RETURN TO:

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027