THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 112,000.00

Judith Wilson by Christine A. Gibbons, atty in fact
Affiant

Subscribed and sworn to before me, this 1st day of June, 2000

Mitchell A Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-29-01

Instr:200006060056008 Page: 1 OF 2
REC'D FOR REC 06/06/2000 9:06:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $414.40

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JUDITH WILSON 1518 Fatherland Street Nashville, Tennessee 37206	NOVASTAR MORTGAGE, INC. 23046 Ave. De La Carlota 3rd Fl Laguna Hills, California 92653	MAP 83-13 PARCEL 424

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND AND NO/100------ ($ 112,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , NORMAN FRANCIS WOODEL, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JUDITH WILSON, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 124 on the Map of the Lindsley Property of record in Plan Book 2, page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Norman Francis Woodel, unmarried, by deed from Margaret B. Vaughn, unmarried, of record in Book 5487, page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as 1518 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Property of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself ___, his ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of June, 2000.

Norman Francis Woodel

NORMAN FRANCIS WOODEL
by his Attorney in Fact,
E. Finney Clarkson

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 _____, 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared E. FINNEY CLARKSON to me known to be the person who executed the foregoing instrument in behalf of NORMAN FRANCIS WOODEL and acknowledged that she executed the same as the free act and deed of the said NORMAN FRANCIS WOODEL.

WITNESS my hand and seal this 1st day of June, 2000.

Mitchell A. Watts
Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN