WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,300.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: 10 25 03

(AFFIX SEAL)

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Armlin and Melissa Armlin	NovaStar Mortgage Inc.	Map 162-03-0
(NAME) 219 Bart Drive	(NAME) 23046 Ave. De La Carlota, 3rd FL	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Laguna Hills, CA 92653	Parcel 005.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Everett B. Cotton Jr. and et ux Gayle Cotton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dean Armlin and wife, Melissa Armlin** hereinafter called the GRANTEE(S), 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. 30, on the plan of Colewood Acres, Section 1, of Record in Book 3700, page 59, Register's Office for Davidson County, Tennessee:

Said Lot No. 30 fronts the southerly margin of Bart Drive 63.7 feet and runs back between line which measure 135.0 feet on the west side line; a total of 187.55 feet on the east side line, to a dead line in the rear on which it measures 86.1 feet thereon.

Being the same property conveyed to Everett B. Cotton Jr. et ux Gayle Cotton by Warranty Deed of record in Book 4685, page 667, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4003, page 11, Register's Office for Davidson County, Tennessee; Subject to all matters on the Plan of Record in Book 3700, page 59, said Register's Office.

This is unimproved ( )
improved(x) property, known as 219 Bart Drive Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 27th Day of December, 2000.

Davidson County DEEDWARR
Recvd: 01/11/01 08:18 2pgs
Fees:11.00 Taxes:360.01

20010111-0003378

Everett B. Cotton Jr.

Gayle Cotton

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Everett B. Cotton Jr. and Gayle Cotton, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th Day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001