WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/01 13:35 2pgs
Fees:11.00 Taxes:333.00

20010322-0027815

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: 11-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Raster (NAME)	NovaStar Mortgage, Inc. (NAME)	95-10-0-100.00
2131 Sanborn Drive (ADDRESS)	23046 Ave. De La Carlota, 3FL (ADDRESS)	
Nashville, Tennessee 37013 (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, Charles H. Conder and wife, Alice E. Conder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Raster

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:

Property located at 2131 Sanborn Drive, in the City of Nashville, and the County of Davidson, and the State of Tennessee, with the Zip Code of 37210 is described as follows:

Being Lot No. 95 on the Plan of Elm Hill Acres, Section III, of record in Book 2330, Page 77, Register' sOffice for said County.

Said Lot No. 95 fronts 90 feet on the west side of Sanborn Drive and runs back between lines 228.6 feet on the north line and 243.6 feet on the south line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Charles H. Conder and wife, Alice E. Conder by deed dated 02-28-98, from Alice E. Biggs a/k/a Alice E. Conder, filed for record on 04-07-98, in Book 10876, page 771, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2131 Sanborn Drive, Nashville, Tennessee 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 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 20th day of March, 2001

Charles H. Conder

Alice E. Conder

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 Charles H. Conder and wife, Alice E. Conder

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 Goodlettsville, Tennessee, this 20th day of March, 2001.

Commission expires 4/28/01

Notary Public

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