Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,100.00

Ronald B. Anderson, II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2001.

Angela M Lake
Notary Public

My Commission Expires 2-19-2002

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Anderson II	**Novastar Mortgage, Inc.**	~~AQ 52 4 92~~
(NAME) **1804 Pallas Drive**	(NAME) **23046 Ave. De La Carlota, 3FL**	52-4-G-39CO
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Laguna Hills, CA 92653**	
(CITY) (STATE) (ZIP)	(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, **Allen Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald B. Anderson II, and wife Erin M. Anderson**, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Ravenwood, of record in Instrument #20001211-0121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allen Earps by deed of record in Book 11540, Page 67, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Allen Earps by Ricky Earps as his Attorney-In-Fact pursuant to recorded Power of Attorney of record Instrument #200102080012614, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1804 Pallas Drive, Madison, TN 37115**
(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.

Davidson County DEEDWARR
Recvd: 04/30/01 13:51 2pgs
Fees:11.00 Taxes:422.17

20010430-0043237

Witness **my/our hand(s)** this **26th day of April, 2001**.

By Ricky Earps
Allen Earps attorney in fact

Allen Earps

State of Tennessee County of Davdison

On this 26th day of April, 2000 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps, and acknowledged that Ricky Earps executed the same as the free act and deed of the said Allen Earps, through Power of Attorney granted Ricky Earps, by the said Allen Earps.

Notary Public
NOTARY PUBLIC AT LARGE
RECORD CO. TENN.
My Commission Expires 2-19-2002

Commission Expires: