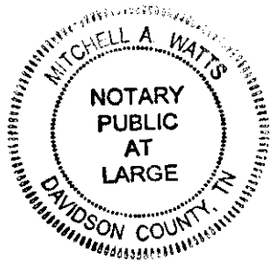
THIS INSTRUMENT PREPARED BY:

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 $ 96,000.00

Carl P. Redmon
Affiant



Subscribed and sworn to before me, this 17th day of August, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CARL P. REDMON 917 Burchwood Avenue Nashville, Tennessee 37216	NOVASTAR MORTGAGE, INC. 23046 Ave. De La Carlota Laguna Hills, California 92653	MAP 72-9 PARCEL 107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SIX THOUSAND AND NO/100---------- ---------- ($ 96,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, KEVIN GRIFFEY AND WIFE, KELLY GRIFFEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARL P. REDMON AND WIFE, SARA LEA REDMON 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:

BEING Lot No. 44 on the Plan of Burchwood Place Extended of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kevin Griffey and Kelly Griffey, husband and wife, by deed from Donna K. Sexton and husband, Carl Sexton, of record in Book 11133, page 88, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/22/01 13:24 2pgs
Fees:13.00 Taxes:355.20
20010822-0090715

This is improved property known as 917 Burchwood Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Burchwood Place Extended of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of August, 2001.

KEVIN GRIFFEY

By: Karen Hoff, Attorney in Fact

KELLY GRIFFEY

BY: Karen Hoff, Attorney in Fact

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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN HOFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN GRIFFEY and KELLY GRIFFEY, and acknowledged that she executed the same as the free act and deed of the said KEVIN GRIFFEY and KELLY GRIFFEY.

WITNESS my hand and seal this 17th day of August, 2001.

Notary Public

My Commission Expires: 9-24-01

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