Box 13

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211 #2377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy G. Clark (NAME)	Same (NAME)	106-14-123
101 Lyle Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (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, NovaStar Mortgage, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy G. Clark and husband Luis Del Mazo Sr. and Luis Del Mazo Jr. and wife, Ashley R. Del Mazo, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 10/09/01 09:52 2pgs
Fees:13.00 Taxes:103.60

20011009-0109705

unimproved ☐
This is improved ☒ property, known as 101 Lyle Lane, Nashville, TN 37210
(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 hands this 24th day of September, 2001.

Victoria L Cox

Donya J. Williams

NovaStar Mortgage, Inc.

By: CHRIS MILLER-SR. VP

Attest:

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CHRIS MILLER with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SR VICE PRES of Novastar Mortgage, Inc., a corporation, and that he as such SR VICE PRES executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as SR VICE PRES.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: Notary Public - State of Kansas LINDA ROBINSON My Appointment Expires 11/24/01

Linda Robinson
Notary Public

EXHIBIT A

Beginning at a point in the center of Lyle Lane at the common corner of the property conveyed to J. F. Heath, Sr. And wife Alice Bell Heath, by deed from J.R. Newton, and wife, of record in Book 1323, Page 39 of the Register's Office of Davidson County, Tennessee, and the property conveyed to James Elbert Coleman, and wife by deed of record in Book 1302, Page 42, said Register's Office; thence in a southerly direction along Coleman's east line 252 feet to a point in said line; thence in a easterly direction and parallel with the center of said Lyle Lane 60 feet to a point; thence in a northwesterly direction 255 feet, more or less, to a point in the center of Lyle Lane and 50 feet east of the point of beginning; thence in a westerly direction along the center of Lyle Lane to the point of beginning.

Being the same property conveyed to Novastar Mortgage, Inc., by deed of record in Instrument No. 20010625-0066545, Register's Office for Davidson County, Tennessee.

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