WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/01 10:38 2pgs
Fees:13.00 Taxes:325.60

20011129-0130592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

James L. Wallace
Affiant

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2001

Notary Public

My Commission Expires May 26, 2002

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Wallace	NovaStar Mortgage, Inc.	62-13-66
(NAME)	(NAME)	
1604 Riverwood Drive	23046 Dela Carlota	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Laguna, 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, Andre M. Claybrooks, Sr. and Vershon Claybrooks, husband and wife, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Wallace, unmarried, 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 part of Lot No. 35 and the south parts of Lots Nos. 35 and 37, of Block "G" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described as follows:

Beginning at a point at the southwest intersection of Williams Ferry Road (now Riverwood Drive) and Olga Avenue; thence westerly 190.59 feet to a point on the west line of Lot 37, being 233.1 feet south from Williams Ferry Road (now Riverwood Drive); thence southwardly 60 feet to the corner of Lots 34 and 37, thence along the southerly line of Lots 36 and 37, and along the northerly line of Lot 34, and along the said line if extended, eastwardly 190 feet to the westerly margin of Olga Avenue; thence with the margin of the same northwardly 75 feet to the beginning.

Being the same property conveyed to Andre M. Claybrooks, Sr. and Vershon Claybrooks, husband and wife, by deed from Ann H. Epley, a widow, of record in Book 10062, page 770, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1604 Riverwood Drive, Nashville, TN 37216

(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 19th day of November, 2001.

Andre M. Claybrooks Sr. By: Vershon Claybrooks Atty In Fact
Andre M Claybrooks Sr.

Vershon Claybrooks
Vershon Claybrooks

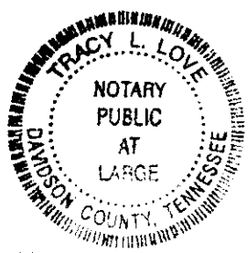
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public,Vershon Claybrooks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney-in-Fact" of Andre M. Claybrooks, Sr. and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2001.

Commission expires:



My Commission Expires
May 26, 2002

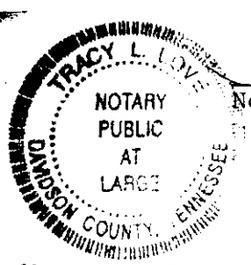
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Vershon Claybrooks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November 2001.

My Commission expires:



My Commission Expires
May 26, 2002

Notary Public