After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

02TN01917

Box 39B

GAIL C. VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN. 25, 2003 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES _____

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Danny R. Whittaker and Dawn M. Whittaker, husband and wife
(NAME)

4064 Port Cleburne Lane
(STREET ADDRESS OR ROUTE NUMBER)

Hermitage, Tennessee 37076
(CITY) (STATE) (P O. ZIP)

SEND TAX BILLS TO:

Novastar Mortgage
(NAME)
6150 Oak Tree Blvd 3rd Fl.
(STREET ADDRESS)
Cleveland, OH 44131
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
97-4-18

FOR AND IN 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, Robin Varner, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Whittaker and Dawn M. Whittaker, husband and wife, 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. 60, on the plan of Lake Park, Section One, as shown on plat of record in Plat Book 4175, Pages 134 and 135, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 60 fronts 125 feet on the northerly side of Port Cleburne Lane and runs back between lines 150 feet on the easterly line and 150 feet on the westerly line to a line the rear, measuring 125 feet thereon.
Being the same property conveyed to Robin Varner, unmarried, by Deed of Record in Book 10129, Page 572, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4064 Port Cleburne Lane, Hermitage, TN 37076.

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. Whenever 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 my/our hand(s) this 9th day of July, 2002.

Robin Varner

Davidson County DEEDWARR
Recvd: 07/15/02 14:44 2pgs
Fees:13.00 Taxes:627.15
20020715-0084926

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 Robin Varner, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 9th day of July, 2002.

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 3-25-06

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2002.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2002.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282