Davidson County DEEDWARR
Recvd: 06/05/03 13:38 2pgs
Fees:13.00 Taxes:684.50

20030605-0077743

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of June, 2003.

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: SEPT. 24, 2006

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Victoria Brown
6313 Willow Oak Drive
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER
Novastar Mortgage
888 W. Big Beaver Road, Ste 1290
Troy, MI 48084

MAP-PARCEL NUMBERS:
Map 156-01-C, Parcel 8.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Pybus and Amy R. Pybus**, hereinafter referred to as Grantors, hereby transfers and conveys to **Victoria Brown** hereinafter referred to as Grantee, her 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. 8, on the Plan of the Subdivision of East Colony at Riverbend, of record in*Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. *in Plat Book 7900, page 4, as amended in

Being the same property conveyed to Kenneth Pybus and spouse, Amy R. Pybus, by Warranty Deed from Phillip Clarke Hair and wife, Shelly Jean Hair, of record in Instrument No. 20010604-0057738, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6313 Willow Oak Drive, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of June, 2003.

Kenneth Pybus

AMY PYBUS BY KENNETH PYBUS, ATTY IN FACT

Amy R. Pybus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Pybus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2003.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, the within named Kenneth Pybus, with whom I am personally acquainted and who proved himself to be the attorney in fact of Amy R. Pybus and who being authorized to do so acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness by hand and official seal this 2nd day of June, 2003.

Notary Public

My Commission Expires: _____