WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 11:04 2pgs
Fees:13.00 Taxes:327.45

20030915-0135107

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Kaye Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2003

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rene' Marcus	~~Novastar Home Mortage~~ Rene' Marcus	MAP 59-14
(NAME)	(NAME)	
3110 West Hamilton Road	3110 West Hamilton Road	PARCEL 26.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218	
(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, Niccole Y. Hopson Suddeth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rene' Marcus and Olen Marcus

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. 245 on the Plan of Section 1, Treppard Heights Subdivision of record in Book 2663, Page 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9895, Page 371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 2752, Page 213; Book 2806, Page 486; Book 2797, Page 183; Book 3987, Page 193, Register's Office for Davidson County, Tennessee.

Reginald Suddeth, spouse of Niccole Y. Hopson Suddeth, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

unimproved ( )
This is improved (X) property, known as 3110 West Hamilton Road, Nashville, Tennessee 37218
(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 my hand this 29th day of August 2003

Niccole Y. Hopson Suddeth

Niccole Y. Hopson Suddeth

Reginald Suddeth

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Niccole Y. Hopson Suddeth and Reginald Suddeth

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2003.

Commission expires January 18, 2005

MARK R. SHARRER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Melissa L. Collins, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) 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 at office at Brentwood, Tennessee on this the 29th day of August, 2003.

My commission expires 3/24/04

Melissa L. Collins

Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004