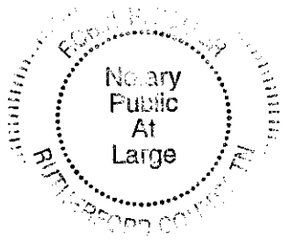
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 114,500.00

Gary Courtney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE _____ DAY OF DECEMBER, 2003.

Helen R. Keller
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/21/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gary Courtney and Virginia Courtney	Novastar mtg.	MAP:84-11
2311 Weona Drive	838 W Big River Rd.	Parcel:208.00
Nashville, TN 37214	Troy MI 48084	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WESLEY W. FRIED AND WIFE AMANDA L. FRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GARY COURTNEY AND WIFE VIRGINIA COURTNEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2311 Weona Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 1st day of December, 2003.

Wesley W. Fried

Amanda L. Fried

Davidson County DEEDWARR
Recvd: 02/09/04 11:30 2pgs
Fees:13.00 Taxes:423.65

20040209-0015318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WESLEY W. FRIED AND AMANDA L. FRIED, the bargainor(s), 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 at Nashville, Tennessee , this 1st day of December, 2003.

Notary Public _____

My Commission Expires: _____

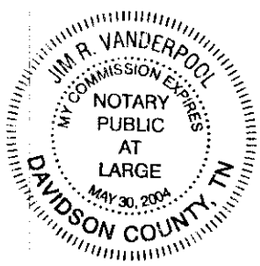


EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 1 on the Plan of Resubdivision of Lot 260 of a Subdivision of C.R. Quarles Lands Maplecrest, of record in Book 6200, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley W. Fried and wife, Amanda L. Fried by Warranty Deed from Susan M. Hall, of record in Book 11756, Page 665, Register's Office for Davidson County, Tennessee, date executed 11/23/99, date filed 11/24/99.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein