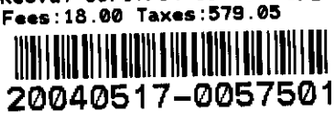
This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
219 2nd Avenue North, 2nd Floor
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
LILLIAN N. HONEYCUTT
5704 St. CHARLES COURT
HERMITAGE, TN 37076

MORTGAGEE:
NOVA STAR MORTGAGE, INC.

Davidson County DEEDWARR
Recvd: 05/17/04 13:31 3pgs
Fees:18.00 Taxes:579.05



20040517-0057501

SEND TAX BILL:
NOVA STAR MORTGAGE, INC.
888 West Big Beaver Road
Suite 1290
Troy, Michigan 48084

MAP AND PARCEL:
Map : 19-098.01-0-110.00-

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **_____CHARLES G. JOHNSON and wife, RITA J. JOHNSON_____**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto,**____LILLIAN N. HONEYCUTT___** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as : **5704 St. CHARLES COURT, HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of May, 2004.

CHARLES G. JOHNSON

RITA J. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared _____ **CHARLES G. JOHNSON and RITA J. JOHNSON** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath , acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of May , 2004.

Notary Public

My Commission Expires: 7/21/2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **156,500.00** .

AFFIANT

Subscribed and sworn to before me this 13th day of May , 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"

Property Description

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as allows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled St. Charles Place, of record in Plat Book 5200, page(s) 692, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES G. JOHNSON and wife, RITA J. JOHNSON, by deed of record in Book 8285, page 407 said Register's Office.

Property known as: **5704 St. Charles Ct.**
Hermitage, Tennessee 37076



Map/ Parcel No.: 98-1-110