WARRANTY DEED

G-RBC-04-1012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$107,000.00~~ $103,000

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 24, 2008

(AFFIX SEAL)

ROBYN DUGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Baxter	Novastar Mortgage Inc,	
1012 Cahal Avenue	(NAME) 888 West Big Beaver Rd Suite 1290	72-13-62
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN BAILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFF BAXTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 54 on the Plat of Trevecca Subdivision, of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, TN, to which plat reference is here by made for a complete description thereof.

Being the same property conveyed to Kevin Bailey by Deed dated 8/3/2000 and filed for record on 8/8/2000 in Instrument #200008080078646, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1012 Cahal Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2004.

Kevin Bailey

Davidson County DEEDWARR
Recvd: 07/14/04 12:03 2pgs
Fees:13.00 Taxes:381.10

20040714-0083812

STATE OF Tennessee
COUNTY OF Davidson

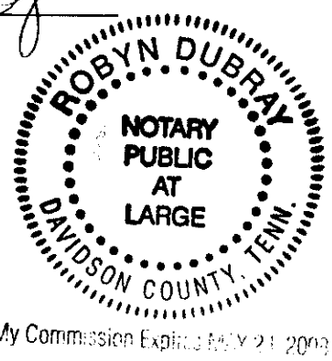
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Bailey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 21 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903