STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS ~~$155,000.00~~ $160,050.00

Deborah L Cable
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 27, 2004.

Robin S Edwards
NOTARY PUBLIC

COMMISSION EXPIRES: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

Davidson County DEEDWARR
Recvd: 07/30/04 13:43 3pgs
Fees:18.00 Taxes:592.19

20040730-0091571

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Daniel R. Bird 3458 Knight Road Whites Creek, TN 37189	**NOVASTAR MORTGAGE, INC.** **888 WEST BIG BEAVER ROAD, STE 1290** **TROY, MI 48084**	**MAP 49/147**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RITA C. ALLEN, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DANIEL R. BIRD**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Plan of the H. B. and H. D. Knight property, as of record in Book 974, page 95; Register's Office for said County, described partly according to a survey made by J. R. Scott, Surveyor, April 14, 1958, as follows: Beginning at a point in the center of Knight, formerly Ewings Road at the southeast corner of the property conveyed to N. L. Knight by deed from H. B. Knight, et al, of record in Book 1118, page 97, said Register's Office; thence with the southern boundary line of said N.L. Knight property westerly 1195 feet to N. L. Knight's southwest corner, said point being in the eastern boundary line of the R. E. Boyd property; thence with said line south 17 3/4 degrees east 330 feet to the northwest corner of the property conveyed to Carl Chandler and wife, by deed from John E. Davidson and wife, of record in Book 2808, page 161, said Register's Office; thence with the northern boundary line of said Chandler property easterly 1050 feet, more or less, to the center of said Knight Road, Chandler's northeast corner; thence with the center of said Road north 1-1/2 degrees east 313.5 feet, more or less, to the beginning, containing 7 and one-half acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY:
LAND in Davidson County, Tennessee, being part of a tract of land recorded Book 2801, page 113, in the Register's Office for Davidson County, Tennessee, and described in a survey made by Richard B. Omohundro, Engineer, dated July 28, 1969, as follows:
Beginning at a point 1200 feet north of Green Lane in the westerly margin of Knight Road; thence south 85 degrees 40 minutes West 1078 feet, more or less; to a rock wall; thence along a said rock wall, North 17 degrees 45 minutes West 161.9 feet to a point in said rock wall; thence North 85 degrees 40 minutes East 1134 feet to a point in the westerly margin of Knight Road; thence along said Knight Road 2 degrees 30 minutes South 158.7 feet to the point of beginning.

Being the same property conveyed to Rita C. Allen by Deed of record in Book 11431, Page 655, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 3458 Knight Road, Whites Creek, TN 37189

RCA

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. Whenever 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, this date:JULY 27, 2004

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita C. Allen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, this the 27th day of July, 2004.

JEFFREY M. CRISIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 29, 2005

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____