Record 1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 14:55 2pgs
Fees:13.00 Taxes:381.10

20040802-0092281

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$103,000.00.**

Affiant

Subscribed and Sworn to before me this 28th day of July, 2004

Notary Public
My Commission expires:
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Hathaway	Novastar Mortgage, Inc.	105-01-0-566.00
1013 14th Avenue South	888 W Big Beaver Road, Suite 1290	
Nashville, TN 37212	Troy, MI 48084	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andreas Albert**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Hathaway and Serena Hathaway, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Section Ninety-Seven, Edgehill Estates, of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 52.00 feet on the westerly margin of 14th Avenue South and extends back 141.41 feet on the southerly line and 140.87 feet on the northerly line to a dead line in the rear, measuring 52.00 feet thereon.

Being the same property conveyed to Andreas Albert, by deed from Brenda F. Brown, unmarried, on March 22, 2002, of record in Instrument Number 20020325-0035997, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 148, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, page 723; and Book 4657, page 515, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1013 14th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

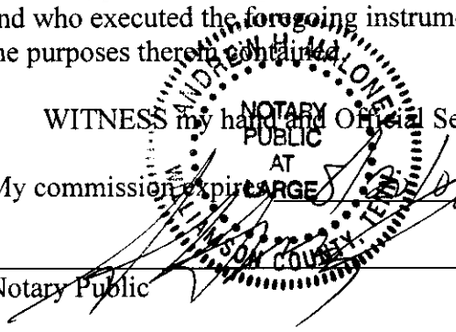
WITNESS our hands this July 28, 2004.

Andreas Albert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andreas Albert** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2004



My commission expires 2-23-08

Notary Public