Davidson County DEEDWARR
Recvd: 08/09/04 08:50 2pgs
Fees:13.00 Taxes:606.43

20040809-0095446

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $163,900.00.

Subsribed and sworn before me this the 29th day of July, 2004.

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
(Affix Seal) July 29, 2006

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400685
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Josha C. Mackey
5183 Old Hydes Ferry Pike
Nashville, TN 37218

Send tax bills to:
Novastar Mortgage
P.O. Box 2837
Shawnee Mission, KS 66201

Map 67 Parcel 102

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

William W. Best, Jr and wife, Mary Beth Best

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Josha C. Mackey, An Unmarried Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a tract of land in the 13th Civil District of Davidson County, Tennessee more particularly described according to survey made by Donald R. Carver, Surveyor, on April 14, 1973, as follows:

Beginning at a point 164 feet north of the center of Sulpher Creek thence with a survey line (the property line is the center of said Sulpher Creek) north 87 degrees 00' west 187.16 feet to a point which is 170 feet northerly from the center line of said Sulpher Creek; thence 12 degrees 58' feet east 500 feet to a point; thence north 87 degrees 30' west 75 feet to a point; thence north 8 degrees 00' east 280 feet to a point, which point is south 8 degrees 00' west 21 feet from the center line of the Old Ashland City Highway north 77 degrees 00' east 180 feet to a point; thence south 2 degrees 15' west 858.65 feet to the point of beginning.

Being all of the property conveyed to William W. Best, Jr. and Mary Beth Best, Husband and Wife by Deed of record in Book 11024, Page 112, dated 7/10/98; said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 5183 Old Hydes Ferry Pike, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of July, 2004.

William W. Best, Jr

Mary Beth Best

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named William W. Best, Jr. AND Mary Beth Best, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07/29/04.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public