File #200450261

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN04341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Willis and Patricia F. Willis	Novastar Mortgage Inc.	Map 72-10
(NAME) 1311 Monetta Avenue	(NAME) P.O. Box 2937	Parcel 238.00
(ADDRESS) Nashville TN 37216	(ADDRESS) Shawnee Mission, KS 66201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

TAXES PAID JULY 30, 2005

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DON E. MALONE AND JIMMY MALONE AND JERRY MALONE AND TAMMY TUNE AND CAROLYN DUNCAN, SOLE HEIRS OF IRENE T MALONE, DECEASED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER J. WILLIS AND PATRICIA F. WILLIS, HUSBAND AND WIFE,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

A lot or parcel of land in the 11th, formerly 16th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Moneta Street, at a point 206 feet east of the eastlery margin of Northview Avenue, said point being the southeast corner of the property conveyed to H. E. Carrier and wife by deed from E. B. Racker and wife, of record in Book 607, Page 384, Register's Office for said county; thence, with said Carrier's easterly line northwardly 220 feet more or less, to the southwest corner of the property conveyed to E. P. Trotter and wife, by deed from E. B. Racker and wife, of record in Book 641, Page 346, said Register's Office; thence, with said Trotter's southerly line, eastwardly 42 feet; thence, southwardly 220 feet more or less to the northerly margin of Moneta Street; thence, with the same westwardly 42 feet to the beginning.

TRACT NO. 2:

Land in the 11th, formerly the 10th Civil District of Davidson County, Tennessee, being a part of the Old Litton Tract or Land, described as follows:

Beginning on the northerly margin of Moneta Avenue 90 feet easterly from southeast corner of the property conveyed to L. S. Vivrette et al by deed from Crockett W. Smith and wife, of record in Book 989, Page 73, Register's Office for said county; thence, northerly and parallel to Vivrette's westerly line 200 feet to a point; thence, easterly and parallel to Moneta Avenue 10 feet to the line between Vivrette and Frazer; thence southerly along the line between Vivrette and Frazer 200 feet to a point in the northerly margin of Moneta Avenue; thence, westerly, along said northerly margin of Moneta Avenue, 10 feet to the point of beginning.

Being the same property conveyed to James E. Malone and wife, Irene T. Malone by Warranty Deed dated August 25, 1954 of record in Book 2295, Page 557, Register's Office for Davidson County, Tennessee. The said James E. Malone died on October 5, 1986, leaving Irene T. Malone the sole surviving tenant by the entirety. The said Irene T. Malone, having since died July 21, 2004. The said Irene T. Malone leaving Don E. Malone, Jerry Malone, Jimmy Malone, Tammy Tune and Carolyn Duncan as sole devisees by Last Will and Testament of Record in Instrument No. 20040804-0093470, Register's Office for Davidson County, Tennessee and recorded in File Number 04 UP 35, in the Office for the Clerk of the Probate Court for Davidson County, Tennessee.

This conveyance is subject to the following:

Davidson County DEEDWARR
Recvd: 10/06/04 09:24 2pgs
Fees:13.00 Taxes:332.63

20041006-0120243

Unimproved ( )
This is improved (X) property, known as 1311 Monetta Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 29th day of September, 2004.

Don E. Malone

Jimmy Malone

Jerry Malone

Tammy Tune

Carolyn Duncan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Don E. Malone and Jimmy Malone and Jerry Malone and Tammy Tune and Carolyn Duncan who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076