WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/04 14:33 4pgs
Fees:22.00 Taxes:0.00

20041123-0140494

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 258,000.00

Paul Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Ste. 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Baggett (NAME)	Novastar Mortgage, Inc. (NAME)	MAP 135, PARCELS
6751 Tinnin Road (ADDRESS)	6200 Oak Tree Blvd. Ste 300 (ADDRESS)	043.04, 43.07,
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Independence, OH 44131 (CITY) (STATE) (ZIP)	43.07-1 & P/O 02-00; Parcel 073.00

FOR AND 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, WE, James H. George and wife, Faith S. George

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Baggett and wife, Abbie G. Baggett

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:

A certain tract or parcel of land situate in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennessee, described more particularly on EXHIBIT A, WHICH IS ATTACHED HERETO AND MADE A PART THEREOF BY THIS REFERENCE.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 126428 Instrument 134290
Rec'd: 20.00 MBk: 42 Pg 53
State: 954.60
Clerk: 1.00 Recorded
EDP: 2.00 11/5/2004 at 11:54 AM
Total: 977.60 in Record Book
983 Pages 27-30

This is improved (X) unimproved ( ) property, known as 6751 Tinnin Road, Goodlettsville, TN 37072
(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 we do covenant with the said GRANTEES 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 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 hand s this 1st day of November, 2004

James H. George

Faith S. George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamar G. George and wife, Faith S. George

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 1st day of November, 2004.

Commission expires 09-22-2007

Notary Public

DANIEL W. GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT "A", Legal Description

A certain tract or parcel of land situate in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennesse, described more particularly as follows, to-wit:

Beginning at an iron spike in the center of Tinnon Road, the Northeast corner of Mrs. W. A. Jones; thence with the line of said Jones as follows: South 2 deg. 30' East 457 feet to an iron pin; thence North 88 deg. West 357 feet to an iron pin; thence North 2 deg. 45' East 480 feet to a spike in the center of Tinnon Road, corner to Weesner and the Northeast corner of an unnamed fifty foot proposed road; thence with center of said Tinnon Road South 89 deg. West 50 feet to an iron spike, corner to Kelly and the Northwest corner of an unnamed fifty foot proposed road; thence with line of Kelly and Murphree South 2 deg. 45' West 1328 feet to an iron spike, corner to Murphree and Fisher Adams; thence with line of Adams South 87 deg. East 626 feet to a stake; thence North 7 deg. 30'East 394 feet to a stake; thence North 86 deg. 30' East 75.9 feet to a stake; thence South 62 deg. East 172.2 feet to a stake; thence South 57 deg. East 288.9 feet to a stake; thence North 78 deg. East 339/9 feet to a stake in line of Robert Mayes; thence with line of said Mayes as follows: North 7 deg. East 41.2 feet to a stone; thence with fence line North 1 deg. 15' East 509 feet to an iron pin, a corner with former land of W. A. Jones; thence with line of former land of Jones as follows: South 85 deg. West 188 feet, West 130 feet, North 71 deg. 30' West 134 feet, North 52 deg. 30' West 272 feet and North 2 deg. 30' East 224 feet to a point in center of Tinnon Road; thence with center of said road as follows: North 82 deg. West 100 feet, North 70 deg. 40' West 100 feet and North 61 deg. 30' West 195.1 feet to the beginning as per the survey of F. E. Head, Tennessee No. 656, dated April 14, 1975. SPECIFICALLY included in this description and is a part of this conveyance is the tract of land in Davidson and Robertson County, Tennessee, BEING Lot No. 1 on the Final Plat of a portion of the James H. George Property, of record in Deed Book 316, pages 701 and 702, and Deed Book 317, pages 5 and 6, Register's Office for Robertson County, to which Plan reference is hereby made for a more complete description.

BEING a part of the same property conveyed to James H. George and wife, Faith S. George, by Installment Deed from Margie Dara Hackney Jones of record in Book 181, page 360, Register's Office for Robertson County, Tennessee, and Book 4969, page 365, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACTS OF LAND:

I:
A certain tract of land located in Robertson County, Tennessee, conveyed to Paul A. Baggett and wife, Abbie Gail Baggett, by Quitclaim Deed from James H. George and wife, Faith S. George, of record in Book 275, page 92, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the easterly margin of a fifty foot unnamed proposed road, said point being South 2 deg. 45' West 1129 feet from the center of Tinnon Road; thence continuing South 2 deg. 45' West 200.0 feet; thence South 87 deg. 00' East 576.0 feet; thence North 7 deg. 30' East 250.0 feet; thence South 88 deg. 17' West 598.50 feet to the point of beginning, containing 3.01 acres, more or less.

Together with a non-exclusive right of way for purposes of ingress and egress to said premises on, over, and across the following described tract of land situated in the County of Robertson and State of Tennessee, described as follows:

Beginning at a spike in the Center of Tinnon Road, a corner To Weesner and the northeast corner of an unnamed 50 foot proposed road; thence with center of Tinnon Road South 89 degrees 00' West 50.0 feet to an iron spike, corner to Kelly and the northwest corner of an unnamed 50 foot proposed road; thence with the line of Kelly and George South 2 degrees 45' West 1,328.0 feet to an iron spike; thence South 87 degrees 00' East 50.0 feet to a point; thence North 2 degrees 45' East 1,329.9 feet to the point of beginning, containing

1.52 acres, more or less.

II:
A certain tract or parcel of land located in Robertson County, Tennessee, described according to a survey dated August 25, 1987 by Donald W. Fortner, Registered Land Surveyor, No. 1072, conveyed to Paul A. Baggett and wife, Abbie Baggett, by Warranty Deed from James H. George and wife, Faith s. George, of record in Book 199, page 845, Register's Office for Robertson County, Tennessee, and described as follows:

Beginning at an iron pin in the westerly margin of a 50 foot unnamed road, said point being South 2 degrees 45' West 947.50 feet from the center of Tinnon Road; thence, continuing South 2 degrees 45' West 380.50 feet to an iron pin; thence, South 87 degrees 00' East 50.00 feet to an iron pin in the line of the property conveyed to Paul A. Baggett et ux, by deed of record in Book 275, Page 92, Register's Office for Robertson County, Tennessee; thence with the line of Baggett North 2 degrees 45' East 200.00 feet to a point; thence, continuing with the line of Baggett North 88 degrees 17' East 598.50 feet to a point in the line of the Fisher property; thence with the line of Fisher North 7 degrees 30' East 144.00 feet to a point; thence, South 87 degrees 56' West 364.95 feet to a point; thence, North 83 degrees 07' West 294.92 feet to the point of beginning, containing 2.49 acres, more or less.

Grantors further convey to the Grantees a nonexclusive, perpetual right of way and easement for purposes of ingress and egress to the property hereinabove described, over and across the following described tract of land, situated in the County of Robertson and State of Tennessee, described as follows, to wit:

Beginning at a spike in the Center of Tinnon Road, a corner To Weesner and the northeast corner of an unnamed 50 foot proposed road; thence with center of Tinnon Road South 89 degrees 00' West 50.0 feet to an iron spike, corner to Kelly and the northwest corner of an unnamed 50 foot proposed road; thence with the line of Kelly and George South 2 degrees 45' West 1,328.0 feet to an iron spike; thence South 87 degrees 00' East 50.0 feet to a point; thence North 2 degrees 45' East 1,329.9 feet to the point of beginning, containing 1.52 acres, more or less.

III:
Land in the Tenth Civil District of Davidson County, Tennessee, conveyed to Charles McGaw and wife, Thelma McGaw by Warranty Deed from James H. George and wife, Faith S. George, of record at Instrument No. 20040818-0099808, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point being the northwest corner of a tract owned by Charlie McGaw and wife Thelma R. McGaw as of record in deed book 8985, page 991, Register's Office for Davidson County, Tennessee and being the northeast corner point of a tract owned by James George as of record in deed book 4969, page 365, Register's Office for Davidson County, Tennessee; Thence with McGaw for the next three calls, S 02-30-00 W, 224.00' to an iron pipe; Thence S 52-30-00 E, 275.38' to an iron pin; Thence S 71-12-33 E, 136.01' to an iron pin; Thence with a new line, N 82-30-00 W, 411.86' to a new line; Thence N 02-30-00 E, 385.61' to a point in Tinnin Road; Thence with Tinnin Road S 85-08-19 E, 55.00' to the point of beginning containing 4,3560 square feet or 1.000 acre more or less as per a survey by C & K Surveying dated August 2, 2004.