Book 4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 09:35 2pgs
Fees:13.00 Taxes:447.70
20041129-0141218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$121,000.00.**

Carrie F. Coleman
Affiant

Subscribed and sworn to before me this 17th day of November, 2004

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

ANDREW H. MARTIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Return to:

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:
Carrie F. Coleman	Novastar Mortgage, Inc.	93-04-3.00
1400 Harwood Drive	888 W Big Beaver Road, Suite 1290	
Nashville, TN 37206	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, **Jerry L. Caldwell and wife, Betty L. Caldwell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carrie F. Coleman, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the Map of Porter Heights, Part Four, as of record in Book 1424, page 103 and the southerly 67.35 feet of the northerly 380.2 feet of the easterly 125 feet of Lot No. 64 on the Plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Harwood Drive at the corner of Lots Nos. 7 and 8; thence with the lines between said lots, westerly 325 feet to a point; thence southerly 67.35 feet to the north margin of McKennel Drive; thence with the margin of the same; easterly 304.81 feet to the beginning of a curve; thence around said curve northeasterly 31.59 feet to the west margin of Harwood Drive; thence with the margin of the same, north 48.85 feet to the beginning.

Being the same property conveyed to Jesse L. Caldwell and wife, Maggie E. Caldwell, by deed from William M. Gray and wife, Flora G. Gray, on January 29, 1979, of record in Book 5390, page 391, Register's Office for Davidson County, Tennessee. And further conveyed to Jerry L. Caldwell and wife, Betty L. Caldwell by Quitclaim Deed from Jesse L. Caldwell and wife, Maggie E. Caldwell with Jesse L. Caldwell and wife, Maggie E. Caldwell retaining a life estate, of record in Book 8945, page 190, said Register's Office. The said Jesse L. Caldwell having since died on April 4, 2003, and wife, Maggie E. Caldwell having since died on July 22, 2002, their interest in said property reverting to Jerry L. Caldwell and wife, Betty L. Caldwell.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 103; and in Book 21, page 9, Register's Office Davidson County, Tennessee.

This is improved property known as: **1400 Harwood Drive, Nashville, TN 37206**

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 November 17, 2004.

Jerry L. Caldwell

Betty L. Caldwell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry L. Caldwell and wife, Betty L. Caldwell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2004

My commission expires 2/11/06

Notary Public

