Record 1st
Box 604

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 09:11 2 pgs
Fees:13.00 Taxes:481.00
20050401-0035278

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of March, 2005

Notary Public
My Commission expires: 3/30/08
(Affix Seal)

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:
Jaimee Gray	Novastar Mortgage, Inc.	133-03-0-128.00
3305 Dumas Drive	888 W Big Beaver Road, Suite 1290	
Nashville, TN 37211	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, **William E. Simon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jaimee Gray, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 167 and 168 on the plan of Glencoe Acres, of record in Plat Book 1835, pages 136 & 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 167 and 168 front together 140 feet on the westerly side of Dumas Drive and run back between lines 213.5 feet on the northerly side and 210.6 feet on the southerly side to a dead line in the rear measuring 219.9 feet thereon.

Being the same property conveyed to William E. Simon and Leonard W. Simon, by deed from Jerry D. Reasonover, on October 31, 1996, of record in Book 10252, page 565, Register's Office for Davidson County, Tennessee. And further conveyed to William E. Simon by Quitclaim Deed from Leonard W. Simon and wife, Velda Ruth Simon January 23, 2002, of record in Instrument Number 20020205-0015515, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, pages 136 and 137, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4306, page 187; and Book 4764, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **3305 Dumas Drive, Nashville, TN 37211**

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 March 25, 2005.

William E. Simon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William E. Simon** 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 March 25, 2005



My commission expires 2006

Notary Public