WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 12:26 2 pgs
Fees:13.00 Taxes:522.63

20050602-0062441

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$141,250.00.**

Jessie R Crawford
Affiant

Subscribed and sworn to before me this 23rd day of May, 2005

ANDREW H. MAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 8-31-06
(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:
Jessie R. Crawford	Novastar Mortgage, Inc.	083-04-0-208.00
1207 Rosebank Avenue	6200 Oak Tree Boulevard, 3rd Floor	
Nashville, TN 37206	Cleveland, OH 44131	

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, **Steven D. Neely**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bedford Crawford, Jr. and Jessie R. Crawford, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Rosewood Heights, Section 1, of record in Plat Book 2133, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven D. Neely, by deed from Mortgage Menders Trust, on June 5, 2001, of record in Instrument Number 20011023-0115591, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-04-0-208.00.
- Subject to all matters as shown on the Plan of record in Book 2133, page 38, Register's Office Davidson County, Tennessee.

This is improved property known as: **1207 Rosebank Avenue, 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.

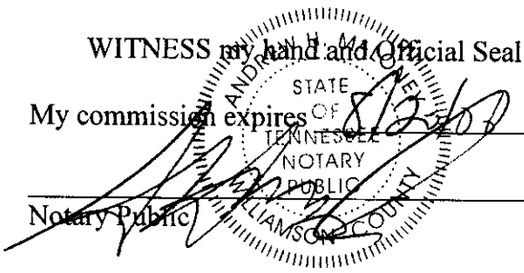
WITNESS our hands this May 23, 2005.

Steven Neely
Steven Neely

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven D. Neely** 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 May 23, 2005



My commission expires 8/3/2008

Notary Public