Davidson County DEEDWARR
Recvd: 07/07/05 09:24 2 pgs
Fees:13.00 Taxes:456.95

20050707-0077994

27-A 1/2

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of May, 2005 by **Mortgage Electronic Registration Systems, Inc.**, hereinafter called "Grantor", and Myrtle Mitchner and husband, Sampson Mitchner hereinafter called "Grantee" whose tax mailing address is 3529 Country Way Rd. Antioch Tn 37013 County of Davidson all the following described **REAL PROPERTY:**

WITNESSETH: That for and in consideration of the sum of Ten and No/100 ($10.00 Dollars), Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledges, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the county of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 422 in Plan of Section 5, Towne Village of the Country,* as shown on plat of record in Plat Book 6250, pages 783 and 784, Register's Office for said County, to which plan reference is hereby made for a more completer description.

* Subdivision

Being the same property conveyed to Eugene P. Laibe and wife, Mary Margaret Laibe, by Warranty Deed from Gary A. Karg, unmarried, dated July 24, 1997, of record in Book 10548, Page 412, Register's Office for Davidson County, Tennessee. Said property being further conveyed to George E. Laibe and Wife, Jane A, Laibe by Quit Claim Deed from Eugene P. Laibe, dated January 3, 2002, of record in Intrument No. 20020620-0074547. Said Quit Claim Deed states Eugene P. Laibe's wife, Mary Laibe is deceased.

Parcel No. 150-08-0-095.00

Being all or part of the same property described in ~~Substitute Trustees Deed~~ Deed in Lieu of Foreclosure recorded under Davidson County Register's Number 20050310-0026803 .

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments there unto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

And any subdivision restrictions of record;

And any existing easements of record;

And that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used shall mean "parties" if more than one person or entity be referred to, and pronouns shall be constructed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Mortgage Electronic Registration Systems, Inc.

BY: _____
CHRIS MILLER-SR. VP

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

On this 12th day of May, 2005, before me, a Notary Public for the State of Missouri, personally appeared Chris Miller known to me to be the Vice President of Novastar Mortgage, Inc. party(ies) thereto, to be the free act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Missouri the day and year last above written.

LINDA S. McDOWELL
Notary Public - State of Missouri
County of Cass
My Commission Expires Apr. 7, 2008

_____
NOTARY PUBLIC

State of Tennessee
County of Williamson

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer of value of the property transferred whichever is greater, is $123,500.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of May, 2005.

Notary Public

My Commission Expires: 9/22/07

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

Owner's Mailing Address:
Same as Property Address

Property Address:
3529 Country Way Road,
Antioch, Tennessee 37013,

Person or Entity responsible for
The payment of taxes:
Sampson Mitchner and Myrtle Mitchner, husband and wife,
3529 Country Way Road
Antioch, TN. 37013

This Instrument prepared by:
Novastar Mortgage Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

After Recording Return to:

KEY TITLE & ESCROW SERVICES, INC.
215 Jamestown Park Road
Suite 204
Brentwood, TN 37027