WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 94,000.00 Affiant Subscribed and sworn to before me, this 17th DAY OF March, 2006 Notary Public MY COMMISSION EXPIRES: 5/28/06 (AFFIX SEAL)
B-AFG-06-3270	

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Good	NOVASTAR MORTGAGE, INC.	
3270 Priest Woods Drive (ADDRESS)	6200 Oak Tree Blvd. (NAME) (ADDRESS)	108-16-13
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Independence, OH 44131 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHERYL PARKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SYLVIA GOOD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 13A, PERCY PRIEST WOODS, ZONE LOT DIVISION OF LOTS 13, 15, 16, 17, 18, 19, as shown on plat of record in Plat Book 5200, Page 472 amended in Book 5200, Page 607, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheryl Parker by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 7th day of June, 1996 in Deed Book 10078, Page 846, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, page 472 and amended in Plat Book 5200, page 607; Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6132, page 221; Book 6353, page 307; Book 6560, page 667, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3270 Priest Woods Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of March, 2006.

Sheryl Parker

Davidson County DEEDWARR
Recvd: 04/04/06 08:04 2 pgs
Fees:13.00 Taxes:348.54

20060404-0037895

STATE OF Alabama
COUNTY OF Macon

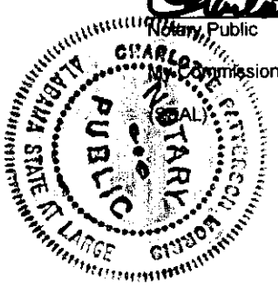
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheryl Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2006.

Charlotte Patterson Morris
Notary Public

My Commission Expires: 11/16/08

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903