WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/06 08:38 2 pgs
Fees:13.00 Taxes:555.00
20060705-0079680

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of June, 2006.

Notary Public
My Commission expires: 8/3/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Alex P. King	Novastar Mortgage, Inc.	133-16-0-168.00
4855 Jonquill Drive	6200 Oak Tree Blvd. Third Floor	
Antioch, TN 37013	Independence, 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, **Clarence L. Peacher and wife, Dorothy N. Peacher**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alex P. King and Sheila King, 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. 1 on the plan of Welch Meadows, Section I, of record in Book 3700, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 91.86 feet on the westerly side of Jonquill Drive and runs back 174.10 feet on the northerly line and 168.05 feet on the southerly line to a dead line in the rear on which it measures 70.09 feet.

Being the same property conveyed to Clarence L. Peacher and wife, Dorothy N. Peacher, by deed from Frank Henry and wife, Barbara Henry, on May 26, 1983, of record in Book 6085, page 340, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-016-0-168.00.
- Subject to all matters as shown on the Plan of record in Book 3700, page 34, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3042, page 54; and Book 3942, page 54; and Book 4441, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4855 Jonquill Drive, Antioch, TN 37013**

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 June 30, 2006.

Clarence L. Peacher
Clarence L. Peacher

Dorothy N. Peacher
Dorothy N. Peacher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence L. Peacher and wife, Dorothy N. Peacher** 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 June 30, 2006

My commission expires 8/20/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY