Davidson County DEEDWARR
Recvd: 07/07/06 15:14 5 pgs
Fees:28.00 Taxes:341.02

20060707-0081972

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $92,168.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2006.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

05-0606-62946

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcia Ferreira-Hays	Novastar Mortgage, Inc.	052-05-0-185.00
831 Idlewild Drive	6200 Oak Tree Blvd., Third Floor	
Madison TN 37115	Independence, OH 44131	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David E. Long, Philip B. Long, and Rebecca L. Parker, Co-Trustees of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995, and David E. Long, married, individually, Philip B. Long, married, individually, and Rebecca L. Parker, married, individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marcia Ferreira-Hays and husband Robert Hays, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A and B

Being part of the same property conveyed to David E. Long, a 1/3 interest, Philip B. Long, a 1/3 interest, and Rebecca L. Parker, a 1/3 interest, as tenants in common by Trustees Quitclaim deed from David E. Long, Philip B. Long and Rebecca L. Parker co Trustees of the Amendment and Restatement of the Marjorie E. long Trust Agreement dated the 24th day of January 1995, dated November 14, 2003 of record in Instrument No. 20040302-0023576, Register's Office for Davidson County, Tennessee.

The subject property is not the residence of the grantors or the grantor's spouses.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 831 Idlewild Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 3rd day of July, 2006.

David E. Long, Co-Trustee

David E. Long

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David E. Long, Co-Trustee of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995, and David E. Long, individually, 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 seal at HENDERSONVILLE, Tennessee, this 3rd day of JULY, ~~2005.~~ 2006. aar Notary

Notary Public at Large

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

My commission expires: 5/22/2010

Philip B. Long, Co-Trustee

Philip B. Long

By: David E. Long, Attorney in Fact

By: David E. Long, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David E. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Philip B. Long and that he is authorized by Philip B. Long to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 3rd day of July, 2006.

Notary Public at Large

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

My commission expires: 5/22/2010

Rebecca L. Parker, Co-Trustee

Rebecca L. Parker

By: David E. Long, Attorney-in-Fact

By: David E. Long, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David E. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Rebecca L. Parker and that he is authorized by Rebecca L. Parker to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 3rd day of July, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

EXHIBIT A

TRACT TWO:

Parcel A

Land in Davidson County, Tennessee, being Part of Lot No. 9 on the Map of the Subdivision of H. B. Chadwell Tract, of record in Book 547, page 60, Register's Office for Davidson County, Tennessee, and more accurately described according to a survey by A & A Engineers, Inc., dated July 23, 1979, as follows:

Beginning at a point in the east margin of Idlewild Drive at the southwest corner of the lot conveyed to Robert Dunman and wife, by deed of record in Book 1264, page 154, said Register's Office, said point being 153 feet southerly from the south line of the Madison Park Subdivision; thence North 67 deg. 14' 29" East 221 feet to a corner post; thence south 26 deg. 30' 39" East 62.0 feet to an iron pin; thence South 67 deg. 14' 29" West 221.0 feet to the easterly margin of Idlewild Drive; thence with said margin of Idlewild Drive North 26 deg. 30' 39" West 62.00 feet to the point of beginning.

Known and identified as: 831 Idlewild Drive, Madison, TN 37115

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

Certification of Trust

Pursuant to T.C.A. Section 35-15-1013

State of Tennessee
County of Sumner

Come now the undersigned David E. Long, Philip B. Long and Rebecca L. Parker, Co-Trustees (hereinafter referred to as Co-Trustees) of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995 (hereinafter referred to as Trust), and state on oath as follows:

1. Said Trust is currently in existence as of this date.
2. Said Trust was created by the provisions of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995.
3. The Trustor of the Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995, was Marjorie E. Long, deceased.
4. The Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995, is revocable.
5. The undersigned have continuously served as Co-Trustees of the Trust since the death of the original Trustee, Marjorie E. Long, on July 28, 2003. The said Marjorie E. Long had served as the Trustee since the Trust came into existence.
6. The powers of the Co-Trustees are set out in Article VIII of the Trust, which powers include all those allowed by law and specifically the ability to sell the real estate owned by the Trust.
7. The Co-Trustees have the authority to act on behalf of the Trust.
8. Successor Trustees are named in Article VII of the Trust.
9. The Trust's identification number is N/A.
10. Assets of the Trust should be titled in the name of the Co-Trustees on behalf of the Trust; the Co-Trustees acknowledge that one asset of the Trust, namely that certain real property located at 831 Idlewild Drive, Madison, Tennessee 37115 (hereinafter referred to as Property), was mistakenly conveyed to the Marjorie E. Long Trust by deed of record at Book 9871, Page 248, Register's Office for Davidson County, Tennessee, on November 29, 1995. The Trust was amended and restated as the "Amendment and Restatement of Trust Agreement of Marjorie E. Long dated January 24, 1995".
11. The Property has been held by the Trust, which has exercised all rights of ownership over the Property, and the Co-Trustees have duly treated and managed the Property as an asset thereof on a consistent basis since November 29, 1995.
12. To the best of Co-Trustees' knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations contained herein to be incorrect.

David E. Long, Co-Trustee of the Amendment
and Restatement of Trust Agreement of
Marjorie E. Long dated January 24, 1995

Phillip ~~Phillip~~ B. Long, Co-Trustee of the Amendment
and Restatement of Trust Agreement of
Marjorie E. Long dated January 24, 1995

By _____
David E. Long, Attorney in Fact

Rebecca L. Parker, Co-Trustee of the Amendment
and Restatement of Trust Agreement of
Marjorie E. Long dated January 24, 1995

By _____
David E. Long, Attorney in Fact

Sworn to and subscribed before me this 3rd day of July, 2006.

Notary Public

My commission expires:
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010