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Prepared by:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,900.00

Affiant

Subscribed and sworn to before me, th[illegible]day of July, 2006.

Notary Public
My commission expires: 11/25/08

03-0607-33868

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Ray	Novastar Mortgage, Inc.	071-08-0-212.00
539 Wesley Avenue	6200 Oak Tree Blvd 3RD	
Nashville TN 37201	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, Stephen Fouche, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Ray, 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:

> Land in Davidson County, Tennessee, being Lot No. 83, on the Map of Section One, Joywood Heights, of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen Fouche by deed from Homecomings Financial Network, Inc., dated 2-15-06, recorded 2-22-06, of record in Instrument No. 20060222-0020540, Register's Office for Davidson County, Tennessee. Subject property is not now, and never has been, the residence of the grantor.
>
> 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 539 Wesley Avenue, Nashville, TN 37201

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.

Davidson County DEEDWARR
Recvd: 07/27/06 12:53 2 pgs
Fees:13.00 Taxes:439.93
20060727-0090913

WITNESS my hand this 24th day of July, 2006.

Stephen Fouche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Fouche, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of July, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN