THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave. Ste. 410 Nashville, TN 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,480.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2006. Notary Public MY COMMISSION EXPIRES: 11/22/2010 (AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Ferrara	Novastar Mortgage Inc.	MAP 106-15-0
419 Bunkerhill Drive	4059 Kinross Lakes Parkway, Ste 200	PARCEL 025
Nashville, TN 37217	Richfield, OH 44286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory B. Smith and wife, Dianne B. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel P. Ferrara**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NUMBER ONE:

Land in Davidson County, Tennessee, being Lot number 29 on the plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

TRACT NUMBER TWO:

Land in Davidson County, Tennessee, being a part of a lot marked "Reserved Parcel C' on the Map of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, said Register's Office, and described as follows:

Beginning on a concrete monument set at the corner of Lots number 29, 30 and "Reserved Parcel C"; thence westerly with the line between Lots number 29 and "Reserved Parcel C" a distance of 107.7 feet to an iron pin in the westerly boundary line of said subdivision; thence with said line North 35 degrees 42 minutes east 50 feet, more or less, to a point; thence with a line between Lots number 29 and 30, if extended, southeastwardly 80 feet, more or less, to the beginning.

Being the same property conveyed to Dianne B. Smith and husband, Gregory B. Smith by deed recorded in Book 11441, page 327, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **419 Bunkerhill Drive, Nashville, TN 37217.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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(s) this the 29th day of November, 2006.

Gregory B. Smith

Dianne B. Smith

Davidson County DEEDWARR
Recvd: 12/01/06 10:24 2 pgs
Fees:13.00 Taxes:604.88

20061201-0148411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory B. Smith** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dianne B. Smith** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN