Davidson County DEEDWARR
Recvd: 01/09/07 11:04 2 pgs
Fees:13.00 Taxes:314.13

20070109-0003651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,900.00.

Subscribed and sworn to before me, this 27th day of December, 2006.

Affiant

My Commission Expires
6-26-07

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY APRIL G. NICHOLS

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SARAH IRVIN and JIMMY W. IRVIN 4208 EDWARDS AVENUE NASHVILLE, TN 37218 MAP & PARCEL NO. 061-06-0/107.00	Novastar Mortgage, Inc. 4059 Kinross Lakes Parkway, 2nd Floor Richfield, OH 44286

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NORTHFORK PROPERTIES,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SARAH IRVIN, unmarried *JIMMY W. IRVIN,* married

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot in Davidson County, TN, being the south 50 feet of the west 200 feet of lot 123 on the plan of Maplewood Height, as of record in Book 547, pages 77-78.

Being the same property conveyed to Northfork Properties by Special Warranty Deed from Deutsche Bank National Trust Company, as Custodian or Trustee, fka Bankers Trust Company of California N.A. c/o Chase Manhattan Mortgage as servicing Agent dated June 23, 2004 and filed of record on June 30, 2004 in Instrument No. 20040630-0077661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 77-78; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4208 EDWARDS AVENUE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 THIS 27TH DAY OF DECEMBER, 2006.

NORTHFORK PROPERTIES

W.H. McClanahan, Chairman
by:
its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.H. McCLANAHAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the CHAIRMAN of Northfork Properties, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 27th day of December, 2006.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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