THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN 38124-1155

Book 10732 Pg 776

NAME: Ellen Wyatt Merritt
S&K#: 97-1263
LOAN#: 7518

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 10, 1997, recorded in Book 10321, Page 588, and re-recorded at Book 10411, Page 787, Register's Office of Davidson County, Tennessee, Ellen Wyatt Merritt, an unmarried woman, conveyed to Arnold M. Weiss, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10664, Page 897, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **DECEMBER 17, 1997**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to NovaStar Mortgage, Inc., whose address is P.O. Box 2900, Shawnee Mission, Kansas 66201, at and for the sum of $67,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by NovaStar Mortgage, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NovaStar Mortgage, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee described as follows, to-wit:

BEGINNING at a spike in the center of Knipfer Road, this point being the southwest corner of Boyte's property, running South 89 degrees 15 seconds East 372 feet; thence running with a wire fence which is Boyte's south line to a stone in John Kolzl west line; thence South 1 degree 45 West 255 feet to a point; thence North 89 degrees 15 seconds West 366 feet more or less to a point in the center of Knipfer Road; thence turning and running with the center of said road North 11 degrees 55 seconds East 72 Feet, North 3 degrees 30 seconds West 185.5 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 10321, Page 588, and re-recorded at Book 10411, Page 787, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10321, Page 588, and re-recorded at Book 10411, Page 787, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8784, Page 487, and Final Decree of Divorce, recorded in Book 9689, Page 292, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto NovaStar Mortgage, Inc., its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of December, ~~1997~~, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and ~~Official~~ Notarial Seal at Office the 17th day of December, 1997.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $67,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 17th day of December 1997.

Christine K. Thomas
Notary Public

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

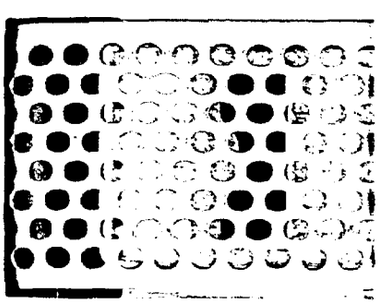
PROPERTY ADDRESS: 4130 Knipfer Road Joelton, Tennessee 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
NovaStar Mortgage, Inc.
1900 W. 47th Place, Suite 205
Westwood, Kansas 66205

S & K #:97-1263
Map & Parcel - 29 18

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
THIS OFFICE IS A DEBT COLLECTOR.

1303350
RECEIVED FOR RECORD
97 DEC 23 PM 2:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
4733 12/23 0101 03CHECK 262.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10732 PG 779

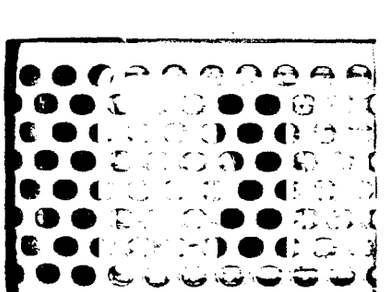
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75

12/23/97 01 14:02 0001 4733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333358

IDENTIFICATION REFERENCE

97 DEC 23 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235448