STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration or value, whichever is greater, for this transfer is $110,700.00

Subscribed and sworn to before me, this 1st day of SEPTEMBER, 2000.

Affiant MARK LINDSAY-VP

My Commission Expires: 3/26/01

Notary Public

Deborah K. Denne

SPECIAL WARRANTY DEED

N09323

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
15 CENTURY BLVD.
SUITE 101
NASHVILLE, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RUDY F. CELADA AND AURA A. RODRIQUEZ 505 DUNAILIE DRIVE NASHVILLE, TN 37217 MAP & PARCEL NO. 120-09-0/085.00	SAME

Davidson County DEEDWARR
Recvd: 10/04/00 10:11 2pgs
Fees:11.00 Taxes:409.59
20001004-0098282

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,

NOVASTAR MORTGAGE, INC.

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

RUDY F. CELADA AND AURA A. RODRIQUEZ, HUSBAND AND WIFE,

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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 5A49, on the Plan of Glengarry Park, Section "Five-A", as shown on plat of record in Plat Book 3300, Page 58, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed unto NovaStar Mortgage, Inc., by Substitute Trustee's Deed from Joe M. Kirsh, as Substitute Trustee, dated April 11, 1997, recorded March 22, 20000, in Instrument No. 200003220029332, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *505 DUNAILIE DRIVE, NASHVILLE, TN 37217.*

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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 1ST **DAY OF SEPTEMBER, 2000.**

NOVASTAR MORTGAGE, INC.

BY: MARK LINDSAY-VP

(title) VICE PRESIDENT

STATE OF KANSAS
COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MARK LINDSAY **, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the** VICE PRESIDENT **of NOVASTAR MORTGAGE, INC., the within named bargainor and corporation, and that he/she, as such** VICE PRESIDENT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said** MARK LINSAY **as such** VICE PRESIDENT **.**

Witness my hand and official seal.

SHARON L. PAULEY
NOTARY PUBLIC - State of Kansas
My Appt. Exp. 3/26/01

My Commission Expires:

3/26/01

Sharon L. Pauley
Notary Public

SPECIAL WARRANTY DEED