SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $236,551.23

Robert S. Coleman, Jr.

Davidson County DEEDTRS
Recvd: 01/07/02 15:02 3pgs
Fees:18.00 Taxes:875.24
20020107-0002322

Subscribed and sworn before me this the 27th day of December, 2001.

ANGEL A. WEBER NOTARY PUBLIC PULASKI COUNTY, AR COM. EXP. 5-18-2009

Notary Public

My commission expires: 5-18-09

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Novastar Mortgage, Inc.	Novastar Mortgage, Inc.	Map 172-13
1900 W. 47th Place, Suite 205	1900 W. 47th Place, Suite 205	Group A
Westwood, Kansas 66205	Westwood, Kansas 66205	Parcel 64 CO

WHEREAS, Margaret Rhodes, Rodney Philips and Karen Phillips, by Deed of Trust (the "Deed of Trust") dated March 2, 2000, of record as Instrument No. 200003150026717 and re-recorded as Instrument No. 200004130037401, in the Register's office for Davidson County, Tennessee, conveyed to Transcontinental Title, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by Instrument No. 20010730-0080314 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on December 6, 2001, December 13, 2001, and December 20, 2001; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson Courthouse in Nashville, Tennessee, at 11:00 a.m. on December 27, 2001, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Thirty Six Thousand, Five Hundred Fifty One Dollars and Twenty Three Cents ($236,551.23).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Brentwood, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 317 Swynford Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 27th day of December, 2001.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT S. COLEMAN, JR., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 27th day of December, 2001.

My Commission Expires:
5-18-09

Notary Public

ANGEL A. WEBER
COM. EXP.
NOTARY PUBLIC
2009
PULASKI COUNTY, AR

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS BEING LOT 14, WILLIAMS GROVE SUBDIVISION RECORD IN PLAT BOOK 9700, PAGE 903 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCED IS HEREBY MADE FOR A ORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP, BY WARRANTY DEED FROM LESTER L. WILLIAMS, JR., TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESTER L. WILLIAMS, DATED JANUARY 29, 1999, AND RECORDED FEBRUARY 3, 1999, IN BOOK 11325, PAGE 624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.