RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40640 FILE BOX "7"

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 20 02.

Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL #
KEITH R. KRAFT et al 210 25th Avenue, N. Nashville, TN 37203	SAME	82-3-165 20W 16205

FOR AND IN 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 **NOVASTAR MORTGAGE, INC.,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH R. KRAFT, MICHAEL COOPER and AJA PROPERTIES, L.L.C., Tenants in Common,**

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:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument Number 20010910-0098132, Register's Office for Davidson County, Tennessee.

Notwithstanding anything herein to the contrary, the warranties conveyed shall extend only to those items that have occurred during the period that Grantor has owned the subject property.

Unimproved ( )

This is improved (X) property, known as **1000 Stockell Street, Nashville, Tennessee 37206**
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 ITS HANDS THIS 5th **DAY OF FEBRUARY, 2002.**

NOVASTAR MORTGAGE, INC.

BY: _____
CHRIS MILLER-SR. VP

Davidson County DEEDWARR
Recvd: 02/06/02 10:27 2pgs
Fees:13.00 Taxes:116.55

20020206-0016329

STATE OF Kansas

COUNTY OF Johnson

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Chris Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sr. Vice president of NOVASTAR MORTGAGE, INC., and that he as such Sr. Vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sr. Vice president.

WITNESS my hand and official seal at Westwood, Kansas, this the 5th day of FEBRUARY, 2002.

NOTARY PUBLIC – State of Kansas
VIRGINIA K. BATTAGLIA
My Appt. Exp. October 15, 2005

Virginia K. Battaglia

NOTARY PUBLIC

My Commission Expires: October 15, 2005