SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $83,700.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 9th day of May, 2002.

Notary Public

My commission expires: 5-18-09

ANGEL A. WEBER NOTARY PUBLIC PULASKI COUNTY, AR COM. EXP. 10-2009

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. 1900 W. 47th Place, Suite 205 Westwood, Kansas 66205	Novastar Mortgage, Inc. 1900 W. 47th Place, Suite 205 Westwood, Kansas 66205	91-06-97.00

WHEREAS, James R. Leffew and Debra A. Leffew, by Deed of Trust (the "Deed of Trust") dated December 6, 1999, of record as Instrument No. 199912130302560, in the Register's office for Davidson County, Tennessee, conveyed to American Title Company, 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 of record as Instrument No. 200204030040774in 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 April 11, 2002, April 18, 2002, and April 25, 2002; and

Davidson County DEEDTRS
Recvd: 05/17/02 10:16 3pgs
Fees:18.00 Taxes:309.69
20020517-0060594

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 County Courthouse in Nashville, Tennessee, at 11:00 a.m. on May 2, 2002, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Eighty Three Thousand, Seven Hundred Dollars and No Cents ($83,700.00).

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 Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as 5713 Morrow Road, Nashville, TN 37209

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 9th day of May, 2002.

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., as Successor Trustee, with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained as Successor Trustee.

Witness my hand this 9th day of May, 2002.

My Commission Expires: 5-18-09

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

Notary Public

EXHIBIT "A"

BEING Lot No. 1 in the Plan of Eddy's Folly Subdivision, as of record in Book 2854, Page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James R. Leffew and wife, Debra A. Leffew, by deed from Norma Jean Biggs, unmarried, dated June 30, 1986, recorded July 10, 1986, of record in Book 6912, page 925, Register's Office for Davidson County, Tennessee.