SPECIAL WARRANTY DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Grantee or Agent of Grantee

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

Notary Public
My commission expires: _____

Davidson County DEEDWARR
Recvd: 08/12/02 13:05 3pgs
Fees:17.00 Taxes:0.00
20020812-0097143

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 6/12/2004

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.
PMI Mortgage Ins. Co.	Same	Map 172-13
317 Swynford Court		Group A
Brentwood, TN 37027		Parcel 64

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., a corporation, organized under and by the virtue of the laws of the State of VIRGINIA, by its SR VICE PRESIDENT and its VICE PRESIDENT, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00) in hand paid by PMI Mortgage Insurance Co., an Arizona Corporation, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said PMI Mortgage Insurance Co. and unto its heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto.

More commonly known as: 317 Swynford Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the same unto said PMI Mortgage Insurance Co. and unto its successors and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said PMI Mortgage Insurance Co. that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its SR VICE PRESIDENT and attested and its seal affixed by its VICE PRESIDENT this 22ND day of MAY, 2002.

Novastar Mortgage, Inc.

By: _____
Title: CHRIS MILLER-SR. VP

Attest: By: _____
Title: SCOTT FORST, V.P.

ACKNOWLEDGMENT

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

On this 22ND day of MAY, 2002, before me personally appeared CHRIS MILLER and SCOTT FORST to me personally well known, who acknowledged that they were the SR VICE PRESIDENT and VICE PRESIDENT of Novastar Mortgage, Inc., and that they, as such officers, being authorized so to do, had executed the foregoing instrument of the purpose therein contained, by signing the same of the corporation by themselves as such officers.

Witness my hand and official seal this 22ND day of MAY, 2002.

My Commission Expires:

_____

Linda Robinson
NOTARY PUBLIC

Notary Public - State of Kansas
LINDA ROBINSON
My Appointment Expires 1/28/06

Prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, AR 72207
(501) 663-6200
(501) 663-6201 (fax)

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 REFERENCE IS HEREBY MADE FOR A MORE 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.