Davidson County DEEDTRS
Recvd: 10/21/02 10:44 3pgs
Fees:18.00 Taxes:161.57
20021021-0128817

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $43,666.67

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 15th day of October, 2002.

Notary Public

My commission expires: 5-18-09

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

This instrument was prepared by:

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

Address of New Owner
Novastar Mortgage, Inc.
1900 W. 47th Place, Suite 205
Westwood, Kansas 66205

Send Tax Bills To:
Novastar Mortgage, Inc.
1900 W. 47th Place, Suite 205
Westwood, Kansas 66205

Map-Parcel Nos.
Parcel No.: 150-02-374.00

WHEREAS, Robert Samms and Pamela Samms, by Deed of Trust (the "Deed of Trust") dated January 31, 2000, of record as Instrument No. 200002030011190, in the Register's office for Davidson County, Tennessee, conveyed to Linda Harris, 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. 200102160014927 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 Deed of Trust 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 September 19, 2002, September 26, 2002, and October 3, 2002; 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 County Courthouse in Nashville, Tennessee, at 11:00 a.m. on October 10, 2002, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Forty Three Thousand, Six Hundred Sixty Six Dollars and Sixty Seven Cents ($43,666.67).

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 739 Holder Ct., Nashville, TN 37217

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 15th day of October, 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 a Successor Trustee.

Witness my hand this 15th day of October, 2002.

My Commission Expires:
5-18-09

Notary Public

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

EXHIBIT "A"

739 Holder Ct., Nashville, TN 37217

BEING Lot No. 63B, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.