Realty
484

WARRANTY DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $ 197,767.25

Grantee or Agent of Grantee
John Jelavich, Vice President

Subscribed and sworn before me this the 12th day of Sept., 2002.

Notary Public
My commission expires:

LOLITA A. ANDAYA
Commission # 1255735
Notary Public - California
San Francisco County
My Comm. Expires Mar 29, 2004

Davidson County DEEDWARR
Recvd: 11/12/02 10:00 3pgs
Fees:18.00 Taxes:731.74
20021112-0139597

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 Insurance Co. 3003 Oak Road Walnut Creek, CA 94597	PMI Mortgage Insurance Co. Claims 3003 Oak Road Walnut Creek, CA 94597	Map 100E Group A Parcel 2.00

THIS INDENTURE, made and entered into this 25TH day of JUNE, 2002, by and between Novastar Mortgage, Inc., party of the first part, and PMI Mortgage Insurance Co., an Arizona Corporation, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the fist part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto.
More Commonly Known As: 5733 Sterling Oaks Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second party, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN TESTIMONY WHEREOF, the name of the party of the first party is hereunto affixed by its SR VICE PRESIDENT and attested and its seal affixed by its VICE PRESIDENT this 25TH day of JUNE, 2002.

Novastar Mortgage, Inc.

By: Angela Gardiner
Title: ANGELA GARDINER
SR. VICE PRESIDENT

Attest: By: Rodney E. Schwatken
Title: Vice President & Treasurer

ACKNOWLEDGMENT

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

On this 25TH day of JUNE, 2002, before me personally appeared ANGELA GARDINER and RODNEY E. SCHWATKEN to me personally well known, who acknowledged that they were the SR VICE PRES and VICE PRES 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 25TH day of JUNE, 2002.

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

Linda Robinson
NOTARY PUBLIC

Prepared by:
Robert S. Coleman, Jr.
Ark. Bar No. 91144
1405 North Pierce, Suite 306
Little Rock, AR 72207
(501) 663-6200
(501) 663-6201 (fax)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Sterling Oaks, Phase One, as shown on plat of record in Plat Book 8250, Page 998, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to NovaStar Mortgage, Inc. by deed of record as Instrument Number 20020124-0010382, Register's Office for Davidson County, Tennessee.