SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 7th day of November, 2002.

Notary Public

My commission expires: 5-18-09

Davidson County DEEDTRS
Recvd: 11/19/02 15:21 3pgs
Fees:18.00 Taxes:444.00
20021119-0143635

NIGEL 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. 118-13-173.00

WHEREAS, Caroline L. Henry, by Deed of Trust (the "Deed of Trust") dated March 14, 2002, of record as Instrument No. 20020318-0033286, in the Register's office for Davidson County, Tennessee, conveyed to Southeast Title of TN, 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 Deed of Trust by instrument of record as Instrument No. 20021008-0122322 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 October 17, 2002, October 24,2002, and October 31, 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 November 7, 2002, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Twenty Thousand Dollars and No Cents ($120,000.00). Mortgage Electronic Registration Systems, Inc., for and in consideration of Ten Dollars and No Cents ($10.00) and other good and valuable consideration, to it in hand paid by Novastar Mortgage, Inc., has this day conveyed, transferred, and assigned unto Novastar Mortgage, Inc. said bid in the amount of One Hundred Twenty Thousand Dollars and No Cents ($120,000.00).

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 Novastar Mortgage, Inc., (hereafter "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 3603 Wilbur Place, Nashville, TN 37204

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 7th day of November, 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., with whom I am personally acquainted and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 7th day of November, 2002.

My Commission Expires:
5-18-09

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

Notary Public

EXHIBIT "A"

A certain tract or parcel of land together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 31 on the Plan of Woodmont Boulevard, Section of Marengo Park of record in Plat Book 1130, page 2, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Caroline L. Henry, by Warranty Deed from Fred L. Sharp and wife, Patricia Sharp, dated March 14, 2002, recorded March 18, 2002, of record in Instrument Number 200203180033285, in the Register's Office for Davidson County, Tennessee.