THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR V[illegible]
IS GREATER, FOR THIS TRANSFER [illegible]
Affiant
SUBSCRIBED AND SWORN TO [illegible], THIS
20th DAY OF December, 2002
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MACHIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

53660

BOX 50-B

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patriot Properties LLC (NAME)	National Bank of Commerce (NAME)	MAP 91-06
5713 Morrow Road (ADDRESS)	221 Fourth Avenue North (ADDRESS)	PARCEL 97
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Novastar Mortgage, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patriot Properties LLC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 1 on the plan of Eddy's Folly Subdivision as of record in Book 2854, page 102, Register's Office for Davidson County, Tennessee, to which plan erference is hereby made.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed of record as instrument number 199912130302560, said Register's Office.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR FROM AND AFTER THE TIME GRANTOR TOOK TITLE. NO WARRANTIES ARE EXPRESSLY MADE AND NO WARRANTIES ARE TO BE IMPLIED. If any warranties are made, they run from and after the time Grantor took title and not further or otherwise.

Davidson County DEEDWARR
Recvd: 01/21/03 13:50 2pgs
Fees:13.00 Taxes:196.10
20030121-0008274

unimproved ( )
This is improved (X) property, known as 5713 Morrow Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever;

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of December, 2002

Novastar Mortgage, Inc.
By: _____, ITS: SCOTT FORST, V.P.

STATE OF Missouri
COUNTY OF Jackson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Scott Forest and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: Vice President and respectively of the Novastar Mortgage, Inc. the within named bargainor, and corporation, and that he as such its: and being authorized so to do, executs the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such its:, and attesting the same by the said as such

Witness my hand and official seal at office at KANSAS CITY, MO on this the 17th day of December, 2002.

My commission expires 1-4-2004

Sharolyn L. Price
Notary Public

SHAROLYN L. RICE NOTARY SEAL NOTARY PUBLIC STATE OF MISSOURI

SHAROLYN L. RICE
NOTARY PUBLIC - STATE OF MISSOURI
COMMISSIONED IN CASS COUNTY
MY COMMISSION EXPIRES JAN. 4, 2004

STATE OF MISSOURI SHAROLYN L. RICE NOTARY PUBLIC SEAL