THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,100.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2003 Notary Public MY COMMISSION EXPIRES: 5-16-07 (AFFIX SEAL)

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris B. Sherman (NAME)	New South Federal Savings Bank (NAME)	MAP 118-13
3603 Wilbur Place (ADDRESS)	2301 21st Avenue South; Ste 350 (ADDRESS)	PARCEL 173
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 Iris B. Sherman

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 31 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Novastar Mortgage, Inc. by Substitute Trustee's Deed of record as instrument number 20021119-0143635, 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: 03/10/03 11:57 2pgs
Fees:13.00 Taxes:592.37

20030310-0031012

unimproved ( )
This is improved (X) property, known as 3603 Wilbur Place, Nashville, TN 37204
(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 4th day of March, 2003

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

STATE OF Missouri
COUNTY OF Jackson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SCOTT FORST and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: 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, execute the foregoing instrument for the purpose 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 _____ day of March, 2003.

My commission expires 1-26-07

Notary Public

ASHLEY ALLEN
Notary Public - Notary Seal
State of Missouri
Jackson County
My Commission Expires 1-26-07