SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $66,666.67.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 15th day of May, 2003.

Notary Public

My commission expires: 2/25/2013

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

Davidson County DEEDTRS
Recvd: 05/28/03 14:14 3pgs
Fees:18.00 Taxes:246.67
20030528-0071963

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.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Send Tax Bills To:
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Map-Parcel Nos.
Parcel No.: 119-13-119.00

WHEREAS, Steve Chapman and Rita Chapman, by Deed of Trust (the "Deed of Trust") dated March 28, 2002, of record as Instrument No. 20020408-0042240 and re-recorded as Instrument No. 200204220049539, in the Register's office for Davidson County, Tennessee, conveyed to Linda S. 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 Deed of Trust by instrument of record as Instrument No. 2003-0410004770 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 April 24, 2003, May 1, 2003 and May 8, 2003, 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 May 15, 2003, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Six Thousand Six Hundred Sixty Six Dollars and Sixty Seven Cents ($66,666.67). 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 Sixty Six Thousand Six Hundred Sixty Six Dollars and Sixty Seven Cents ($66,666.67).

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 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: 500 Timmons Street, Nashville, TN 37211

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 May, 2003.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 15th day of May, 2003.

My commission expires: 02/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being all of Lot No. 31, College Heights Subdivision, according to the plat thereof, recorded in Plat Book 332, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Steve Chapman and Rita Chapman, husband and wife, by Warranty Deed from Matthew B. Miller, and wife Lee A. Miller, dated December 11, 2000, recorded December 21, 2000, of record in Instrument Number 200012210125013, Register's Office of Davidson County, Tennessee.

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