Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/29/03 09:26 2pgs
Fees:13.00 Taxes:527.25
20030929-0143188

SPECIAL WARRANTY DEED

Preparer's File #-03I1208

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2003.

Notary Public

(Affix Seal)

My Commission Expires: 7/17/06

W. MARION FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Van E. Christian, II and Stephanie Christian	Van Christian	150-02-185, 150-02-374
733,735,737.739 Holder Drive	9463 Chesapeake	150-02-186, 150-02-373
Nashville, Tennessee 37211	Brentwood, Tennessee 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NOVASTAR MORTGAGE, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto VAN E. CHRISTIAN, II AND WIFE, STEPHANIE CHRISTIAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being four individual lots, as follows, to wit:

First Lot:

Being Lot No. 63A, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Robert S. Coleman, Jr., Successor Trustee, by Successor Trustee's Deed of record at Instrument Number 200211050135600, Register's Office for Davidson County, Tennessee.

Second Lot:

Being Lot No. 63B, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Robert S. Coleman, Jr., Successor Trustee, by Successor Trustee's Deed of record at Instrument Number 200210210128817, Register's Office for Davidson County, Tennessee.

Third Lot:

Being Lot No. 64A, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Robert S. Coleman, Jr., Successor Trustee, by Successor Trustee's Deed of record at Instrument Number 200210180128460, Register's Office for Davidson County, Tennessee.

Fourth Lot:

Being Lot No. 64B, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Robert S. Coleman, Jr., Successor Trustee, by Successor Trustee's Deed of record at Instrument Number 200210180128453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved

This is (X) improved property known as **733, 735, 737, and 739 Holder Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is free from all encumbrances made by the GRANTOR, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no further or otherwise. 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/our hand(s) this **23rd** day of **September, 2003**:

NOVASTAR MORTGAGE, INC.

By: RONDA SCHRADER - VP

Title: _____

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Ronda Schrader (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President (Title) of **NOVASTAR MORTGAGE, INC.**, the within named bargainor, a corporation, and that such president or officer as such Vice President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Ronda Schrader (Name), Vice President (Title).

Witness my hand and official seal at Kansas City, MO, this ~~23rd~~ day of September, 2003.

Notary Public

My Commission Expires: 1-26-07

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