SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 10/16/03 15:54 3pgs
Fees:18.00 Taxes:367.53
20031016-0153687

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $99,333.33.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 9th day of October, 2003.

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

Notary Public

My commission expires: 2/25/2013

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.: 133-02-264.00

WHEREAS, Dawn Stones, by Deed of Trust (the "Deed of Trust") dated August 11, 2000, of record as Instrument No. 200008220083150, in the Register's office for Davidson County, Tennessee, conveyed to James L. Fuqua, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust 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 Note by instrument of record as Instrument No. 20030905130169 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 September 18, 2003, September 25, 2003 and October 2, 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 October 9, 2003, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Nine Thousand Three Hundred Thirty Three Dollars and Thirty Three Cents ($99,333.33).

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 the 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: 205 Chilton Street, Nashville, Tennessee 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 9th day of October, 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 9th day of October, 2003.

My commission expires: 2/25/2013

Notary Public

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

LEGAL DESCRIPTION – EXHIBIT A

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 NO. 16 AND THE EASTERLY ONE-HALF OF LOT NO. 17 ON THE PLAN OF NOLAN HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 AND THE EASTERLY PART OF LOT NO. 17 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF CHILTON STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STANLEY ROBERTS AND WIFE, CHARLOTTE ROBERTS, BY DEED FROM HELEN B. SHACKLETT, UNMARRIED, DATED DECEMBER 20, 1996, AND OF RECORD IN BOOK 10297, PAGE 875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN DAWN STONES, UNMARRIED BY DEED FROM STANLEY ROBERTS AND WIFE, CHARLOTTE ROBERTS, DATED AUGUST 11th, 2000, AND BEING RECORDED SIMULTANEOUSLY HEREWITH.