Name and Address of New Owners:
Luis del Mazo, Sr.
And wife, Cathy G. Clark
1014 Malouin Drive
Madison, TN 37216

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:

Map 107-14
Parcel 61

Davidson County DEEDWARR
Recvd: 12/19/03 14:57 3pgs
Fees:18.00 Taxes:244.20
20031219-0181301

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Novastar Mortgage, Inc.** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Luis del Mazo, Sr. and wife, Cathy G. Clark** ("Grantees"), their successors, heirs and assigns, certain land in **Davidson** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is made subject to property taxes for 2004 and subsequent years, not yet a lien, and subject to notes, easements, building setback lines, etc., on the Plan of Miro Meadows Subdivision , of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 15th day of December, 2003.

Novastar Mortgage, Inc.

By:_____
TITLE CHRIS MILLER SR. VP

Attest: By:_____
TITLE JOHN CROCKETT
REO SPECIALIST

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF MISSOURI
COUNTY OF JACKSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared CHRIS MILLER and John Crockett with whom I am personally acquainted and who upon his (his, her, their) oath(s) acknowledged himself (himself, herself, themselves) to be the SR VICE PRESIDENT and REO Specialist respectively of Novastar Mortgage, Inc., the within named bargainor, a corporation, and that CHRIS MILLER as such SR VICE PRESIDENT and John Crockett as such REO Specialist being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said CHRIS MILLER as such SR. VICE PRESIDENT and attesting the same by the said John Crockett as such REO Specialist.

Witness my hand and official seal at office at Kansas City, Missouri, on this the 15th day of December, 2003.

Tonya J. Williams
Notary Public

TONYA J. WILLIAMS
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 06/03/2007

My Commission Expires: 6/3/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $66,000.00.

Affiant (Purchaser)

Subscribed and sworn to before me
This 15th day of December, 2003.

Ester Baldwin
Notary Public

ESTER BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires:
7-29-06

Return To: and
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

Land in Davidson County, Tennessee, being Lot 152, Miro Meadows Subdivision as per plat of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor-Trustee, dated June 17, 2003, of record as Instrument No. 20030627-0089116 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 909 KIPLING DRIVE, NASHVILLE, TN 37217