Davidson County DEEDTRS
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Fees:18.00 Taxes:439.07
20040209-0015066

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $118,666.42.

Robert S. Coleman, Jr.

"NOTARY SEAL"
Krista L. G... Public
Pulaski County, Arkansas
My Commission... Feb 25, 2013.

Subscribed and sworn before me this the 30th day of January, 2004.

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	Send Tax Bills To:	Map-Parcel Nos.
Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, MO 64114	Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, MO 64114	Parcel No.: 149-03-0-A-7.00CO

WHEREAS, Keisha Merritt, by Deed of Trust (the "Deed of Trust") dated May 19, 2000, of record as Instrument No. 200005230051447, in the Register's office for Davidson County, Tennessee, conveyed to First Title Corporation, 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. 200310030146513 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 January 8, 2004, January 15, 2004 and January 22, 2004; 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 located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on January 29, 2004, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Eighteen Thousand Six Hundred Sixty Six Dollars and Forty Two Cents ($118,666.42).

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 Antioch, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 3205 Clapham Road, Antioch, Tennessee 37013

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 30th day of January, 2004.

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 30th day of January, 2004.

My commission expires: 2/25/2013

Notary Public

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

EXHIBIT "A"

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

Being Lot Number 17 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900 at page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keisha Merritt, unmarried, by Warranty Deed from Ronald Brewer, unmarried, dated May 19, 2000, recorded May 23, 2000, in Instrument No. 200005230051446, of the Register's Office for Davidson County, Tennessee.