Name and Address of New Owners:
Edwin R. Jones and Maria J. Holewik
10 Park Road
Southampton Hampshire
SO15 3BB England

Send Tax Bills to:
SAME

TAX ID NUMBERS:

Map 133-2 Parcel 264

Davidson County DEEDWARR
Recvd: 02/23/04 13:42 3pgs
Fees:18.00 Taxes:480.63
20040223-0020320

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 EDWIN R. JONES AND MARIA J. HOLEWIK (Grantee's"), 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 Grantee's, 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, a lien, but not yet due or payable; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Nolan Heights of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee's 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 Grantee's, 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 11th day of February 2004.

Novastar Mortgage, Inc.

By:_____
TITLE CHRIS MILLER-SR. VP

Attest: By:_____
TITLE JOHN CROCKETT
CLOSING SPECIALIST

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 their (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the VICE PRESIDENT and REO SPECIALIST respectively of Novastar Mortgage, Inc., the within named bargainor, a corporation, and that CHRIS MILLER as such 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 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 11th day of February 2004.

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

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,900.00.

Danielle J. McElwee
Affiant (Purchaser)

Subscribed and sworn to before me
This 13th day of February, 2004.

Debbie Woodall
Notary Public

DEBBIE WOODALL
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE
My Commission Exp. Jan 28, 2006

My Commission Expires:
1-28-06

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

"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 Davidson County, Tennessee.

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 Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor-Trustee of record as Instrument No. 20031016-0153687, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 205 CHILTON STREET, NASHVILLE, TN 37211