RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 03/19/04 11:46 3pgs
Fees:18.00 Taxes:782.55
20040319-0031430

The actual consideration or value, whichever is greater, for this transfer is $ 211,500.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 16th day of March, 2004.

Notary Public
My commission expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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.
Grand Capital Investments, LLC	SAME	Map 116-16
330 Franklin Road #135A-135		Parcel 150
Brentwood, TN 37027		

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its Senior V.P., duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00) in hand paid by Grand Capital Investment, LLC, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Grand Capital Investment, LLC and unto its successors and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

The legal description is attached hereto as Exhibit "A".
More commonly known as: 3906 Wallace Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the same unto said Grand Capital Investment, LLC and unto its successors and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Grand Capital Investment, LLC that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Sr. Vice President this 8th day of March, 2004.

Name: CHRIS MILLER-SR. VP
Title:
Novastar Mortgage, Inc.

STATE OF missouri)
)
COUNTY OF Jackson)

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared chris miller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the SR VP of Novastar Mortgage, Inc., a corporation, and that he/she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as SR. VP.

Witness my hand and official seal this the 8 day of march, 2004.

Notary Public

My Commission Expires:

ASHLEY ALLEN
Notary Public - Notary Seal
State of Missouri
Jackson County
My Commission Expires 1-2607

EXHIBIT "A"

Being Lot No. 2 of the Re-Subdivision of Lots 2 and 3 in Villuray Subdivision, Section 2, of record in Book 4595, page 143, Register's Office for said County, described as follows:

Beginning in the easterly margin of Wallace Lane at the common corner of Lots 2 and 3; thence with the line between said two lots easterly 182.35 feet to a point; thence north 40.43' west 10.0 feet to a point; thence easterly 77.0 feet to a point; thence northerly 95.1 feet to a point; thence westerly 262.43 feet to the easterly margin of Wallace Lane; thence with the easterly margin of said Lane southerly 105 feet to the point of beginning.

Being the same property conveyed to Daniel D. Aguila and Norma A. Aguila, by Quitclaim Deed from The Daniel D. Aguila and Norma A. Aguila Revocable Living Trust, dated March 8, 2002, recorded June 21, 2002 of record in Instrument Number 200206210075097, Register's Office for Davidson County, Tennessee. ALSO acquired by instrument of record in Instrument Number 200012130122597, Instrument Number 200011290117101, Book 10824, page 651, and Book 4768, page 730, Register's Office for said County.