Name and Address of New Owners:
Mekonnen B. Asres
And wife Askale Kassa Yadete
3205 Clapham Rd.
Antioch, TN 37013

Send Tax Bills to:
Mortgagee

Mortgagee:
Wilson Bank & Trust
623 West Main
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 03/31/04 08:42 3pgs
Fees:18.00 Taxes:462.50
20040331-0035854

TAX ID NUMBERS:

Map 149-3A
Parcel 7

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 **MEKONNEN B. ASRES AND WIFE, ASKALE KASSA YADETE** ("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 **Chelsea Village Addition, Section One** , of record in Plat Book 7900, Page 704, Register's Office for Davidson County, Tennessee and further subject to Restrictive Covenants of record in Book 8082, Page 329; Book 8083, Page 386 and Book 8842, Page 434, Register's Office for said County.

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 25th day of March, 2004.

Novastar Mortgage, Inc.

By: _____
TITLE SCOTT FORST, V.P.

Attest: By: _____
TITLE JOHN CROCKETT
REO SPECIALISTS

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 SCOTT FORST and _____ with whom I am personally acquainted and who upon his (his, her, their) oath(s) acknowledged himself (himself, herself, themselves) to be the VICE PRESIDENT and _____ respectively of Novastar Mortgage, Inc., the within named bargainor, a corporation, and that SCOTT FORST as such VICE PRESIDENT and _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said SCOTT FORST as such VICE PRESIDENT and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Kansas City, Missouri, on this the 25th day of March, 2004.

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 WILSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00.

MEKONNEN B. ASRES
Affiant (Purchaser)

Subscribed and sworn to before me
This 26TH day of March, 2004.

Notary Public

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON CO., TENNESSEE

My Commission Expires:
12-15-04

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 17 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, Page 704, 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 January 30, 2004, of record as Instrument No. 20040209-0015065 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3205 Clapham Road, Antioch, TN 37013