Davidson County DEEDWARR
Recvd: 04/07/04 12:53 2pgs
Fees:13.00 Taxes:266.40

20040407-0039618

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURNED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keith W. Behrens (NAME)	Novastar Mortgage, Inc. (NAME)	MAP 61-15
1217 Sunnymeade Drive (ADDRESS)	25520 Commerce Centre Dr. 2nd Fl (ADDRESS)	PARCEL 138
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Lake Forest, CA 92630 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bank of New York AS Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith W. Behrens and wife, Melania S. Behrens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 number 76 and the easterly 20 feet of Lot number 77 of Block "D" on the Map of Sunnymeade, as of record in Book 947, pages 56 & 57, Register's Office for Davidson County, Tennessee.

Said lot number 76 and the easterly 20 feet of Lot number 77 front together 70 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of Countrywide Asset-Backed Certificates Series 2002-6 by Trustee's Deed of record as instrument number 20031110-0164155, said Register's Office.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR FROM AND AFTER THE TIME GRANTOR TOOK TITLE. NO WARRANTIES ARE EXPRESSLY MADE AND NO WARRANTIES ARE TO BE IMPLIED. IF ANY WARRANTIES ARE MADE, THEY RUN FROM AND AFTER THE TIME GRANTOR TROOK TITLE AND NOT FURTHER OR OTHERWISE.

unimproved ( )
This is improved (X) property, known as 1217 Sunnymeade Drive, Nashville, Tn 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

It Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4TH day of March, 2004

Bank of New York AS Trustee
BY:
MARK ARVIZU, ITS: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared MARK ARVIZU, VICE PRESIDENT OF COUNTRYWIDE HOME LOANS INC and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VICE PRESIDENT OF COUNTRYWIDE HOME LOANS INC and CHIEF ANY respectively of the Bank of New York AS Trustee the within named bargainor, and corporation, and that he as such its: VICE PRESIDENT OF COUNTRYWIDE HOME LOANS INC and ~~a~~ ATTY IN FACT OF BANK OF NEW YORK being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MARK ARVIZU as such ~~its: VICE PRESIDENT~~ and attesting the same by the said OF COUNTRYWIDE HOME LOANS INC as such ATTY IN FACT OF BANK OF NEW YORK, HAVING BEEN SO AUTHORIZED.

Witness my hand and official seal at office at PLANO, TEXAS on this the 4TH day of March 2004.

My commission expires 07/27/2005

LESLIE SLATER
Notary Public

LESLIE SLATER
Notary Public State of Texas
My Commission Expires 07-27-05