SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 07/08/04 14:37 3pgs
Fees:18.00 Taxes:392.20

20040708-0081356

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 2nd day of July, 2004.

Notary Public

My commission expires: 5-10-2009

ANGEL A. WEBER NOTARY PUBLIC PULASKI COUNTY, AR COM. EXP. 5-10-2009

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Send Tax Bills To:
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Map-Parcel Nos.
#163-02-41.00/962694

WHEREAS, Carl Newman and Latamara M. Newman, by Deed of Trust (the "Deed of Trust") dated February 27, 2001, recorded as Instrument No. 20010305-0020281 in the Register's office for Davidson County, Tennessee, conveyed to Novastar Mortgage, Inc., 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 No. 2004-03220032384 of record 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 on June 10, 2004, June17, 2004, and June 24, 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 in Nashville, Tennessee, at 11:00 a.m. on July 1, 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 Six Thousand and No Cents ($106,000.00).

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: 4464 Winton Drive, 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 2nd day of July, 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, JR., 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 2nd day of July, 2004.

My commission expires: 5-18-09

Notary Public

ANGELA A. WEBER NOTARY PUBLIC COM. EXP. 5-18-2009 PULASKI COUNTY, AR

EXHIBIT "A"

Being Lot No. 92 on the plan of Hickory Highlands, Section Two, Phase One of record in Instrument Number 19991223030651O and 19991223030651, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Latamara M. Newman and husband, Carl Newman by Warranty Deed from Jerry Butler Builders, LLC, dated February 27, 2001, recorded March 5, 2001, of record in Instrument No. 200103050020280, Register's Office for Davidson County, Tennessee.