Davidson County DEEDWARR
Recvd: 09/16/04 14:19 3pgs
Fees:18.00 Taxes:513.23
20040916-0111800

# SPECIAL WARRANTY DEED

STATE OF TN )
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $138,710.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 27th day of Sept, 2004

NOTARY PUBLIC AT LARGE
THOMAS SIDWELL
WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

Notary Public
My commission expires: 11/2/05

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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. |
|---|---|---|
| 3401 Milbridge Dr. Antioch, TN 37013 | new owner | 137-13-A-83 |

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its VICE PRESIDENT, 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 Robert E. Cordell and Gatesaya Chaiseree, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Robert E. Cordell and Gatesaya Chaiseree and unto their heirs 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: 3401 Milbridge Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Robert E. Cordell and Gatesaya Chaiseree and unto their successors and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Robert E. Cordell and Gatesaya Chaiseree 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 VICE PRESIDENT this 3rd day of August, 2004.

Name: SCOTT FORST, V.P.
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 SCOTT FORST, 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 VICE PRESIDENT 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 VICE PRESIDENT.

Witness my hand and official seal this the 3rd day of August, 2004.

Notary Public

My Commission Expires:

TONYA J. WILLIAMS
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 06/03/2007

**Exhibit A**

**Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Peninsula Point, Section One of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.**

**Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., as Successor Trustee of record by Instrument No. 20040420-0044470, Register's Office for Davidson County, Tennessee, dated April 12, 2004.**