Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/22/04 12:40 3pgs
Fees:18.00 Taxes:439.93
20041122-0139753

SPECIAL WARRANTY DEED

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 118,900.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 17 day of November, 2004.

Notary Public
My commission expires: 7-19-08

NOTARY PUBLIC AT LARGE STATE OF 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.
William Moore	Pinnacle National Bank	172-8-A-53
5804 Foxview Dr.	211 Commerce St.	
Antioch, TN 37013	Nashville, TN 37201	

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 William Moore and Jennifer Moore, husband and wife, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said William Moore and Jennifer Moore 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 5804 Foxview Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said William Moore and Jennifer Moore and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said William Moore and Jennifer Moore 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 10th day of NOV., 2004.

Name: SCOTT FORST, V.P.
Title:
Novastar Mortgage, Inc.

STATE OF MO)
)
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 10th day of Nov, 2004.

Notary Public

My Commission Expires:

6-3-07

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. 53 Hunters Branch, Section 2A, of record in Plat Book 6900, page 165, Register's Office for Davidson County, Tennessee, Resubdivision of Lots 53, 54 and 54.

Being the same property conveyed to NovaStar Mortgage, Inc. by Substitute Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument No. 20040901-0105888, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to John T. Taylor, Sr. and wife, Miriam L. Taylor by Warranty Deed from Melanie Lynn Taylor, of record in Book 9964, Page 669, Register's Office for Davidson County, Tennessee.