After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN08250

Davidson County DEEDWARR
Recvd: 12/29/04 08:56 3pgs
Fees:18.00 Taxes:769.60
20041229-0153472

SPECIAL WARRANTY DEED

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 208,000.00.

Sandi M. Clark
Grantee or Agent of Grantee

Subscribed and sworn before me this the 03rd day of December, 2004.

Pamela B. Matheney
Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
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.
Ashraf Girgies		087-09-0-128.00
146 Luna Lane	New Owner	
Hendersonville, TN 37075		

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 Ashraf Girgies and Holly Girgies, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Ashraf Girgies and Holly Girgies 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 6012 Elijah Ct., Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the same unto said Ashraf Girgies and wife, Holly Girgies, and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Ashraf Girgies and wife, Holly Girgies, that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by them, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Vice President this 3rd day of December, 2004.

Name: CHRIS M[illegible]
Title: VP
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 CHRIS MILLER, 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 December, 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"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Final Plat of New Hope Estates, Phase Three, of record in Plat Book 9700, page 494, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc., by Successor Trustee's Deed from Robert S. Coleman, Jr., dated 10-21-04 and recorded 10-22-04 in Instrument No. 20041022-0127208, and being the same property previously conveyed to Chuck Harris and wife, Cynthia Harris, by Warranty Deed from Continental Development and Construction, Inc. dba Prestige Homes, dated 11-27-01 and recorded 11-28-01 in Instrument No. 20011128-0130232, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 11665, page 811 and Instrument Number 200003220029281, Register's Office for Davidson County, Tennessee.