SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 12/30/04 13:52 3 pgs
Fees:18.00 Taxes:471.75
20041230-0154854

The actual consideration or value, whichever is greater, for this transfer is $ 127,500.00

Melissa Woodward
Grantee or Agent of Grantee

Subscribed and sworn before me this the 29 day of DEC 2004

NOTARY PUBLIC AT LARGE TN

Notary Public
My commission expires: 3/17/07

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.
Vance Tyler	Same as	163-2-41
4464 Winton Drive	OWNR	
Antioch TN 37013		

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 Vance Tyler, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Vance Tyler and unto her heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

* ENCRTED AM

The legal description is attached hereto as Exhibit "A".
More commonly known as: 4464 Winton Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Vance Tyler and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Vance Tyler 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 22 day of November, 2004.

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

STATE OF MISSOURI)
)
COUNTY OF CLAY)

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 Vicepresident.

Witness my hand and official seal this the 23RD day of NOVEMBER, 2004.

Notary Public

My Commission Expires:

8/26/2007

JEFFREY L. HENDRIX
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Exp. 08/26/2007

Being Lot # 92 on the plan of Hickory Highland Place, Section Two, Phase One of record in instument Number 199912230306510 and 199912230306511, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal discription.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr. Successor - Trustee, dated 07/02/04 and filed for record 07/08/04 in Instument # 20040708-0081356 Register's Office for Davidson County, Tennessee.