Davidson County DEEDTRS
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Fees:18.00 Taxes:229.40
20050121-0007695

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 13th day of January 2005

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

Notary Public

My commission expires: 2/25/2013

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.
Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, MO 64114	Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, MO 64114	Parcel No.: 60-08-40.00

WHEREAS, Ricky Lee Dunnagan, by Deed of Trust (the "Deed of Trust") dated April 4, 1997, of record in Book 10420, at Page 916, in the Register's office for Davidson County, Tennessee, conveyed to Mary Frances Rudy, as Trustee, 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 Sebring Capital Corporation;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 2004-12140148482 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 newspaper on December 23, 2004, December 30, 2004 and January 6, 2005; 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 located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on January 13, 2005, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Two Thousand Dollars and No Cents ($62,000.00).

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 Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 3107 Hillside Road, Nashville, Tennessee 37207

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 13th day of January, 2005.

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, 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 13th day of January, 2005.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

Being part of Lot No. 11 on the Map of E.A. Lindsley's Subdivision, as of record in Book 547, Page 144, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Hillsdale Road, said point being 10 feet south of the corner of Lots Nos. 10 and 11 on said Plan; thence, easterly along the line 10 feet south of and parallel to the line between said Lots Nos. 10 and 11, a 150 feet to a point; thence southerly along a line 150 feet east of and parallel to the easterly margin of Hillsdale Road, 110 feet to a point; thence westerly along a line 120 feet south of and parallel to the lines between said Lots Nos. 10 and 11, 150 feet to a point in the easterly margin of Hillsdale Road; thence northerly with said margin of said Road, 110 feet to the point of beginning.

Included in the above description but excluded from this conveyance is that portion of the above-described property which was conveyed to the Metropolitan Government of Nashville and Davidson County, in Deed Book 3981, Page 704, Register's Office for said County, described as follows:

Land in Davidson County, Tennessee, behind a part of Lot No. 11 on the Map of E. A. Lindsley's Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the East margin of Hillside Drive, said point being 10 feet South of the corner of Lot 10 and 11 on said Plan; thence South 84 deg. 15' feet East along a line 10 feet South of and parallel to the line between said Lots Nos. 10 and 11, 135.65 feet to a point where the W.E. Street's Northerly property line intersects the Southerly right-of-way line of the newly proposed extension of Ewing Lane; thence, South 84 deg. 25' West along said Southerly right-of-way line 106.55 feet to a point of arc at the Southeast corner of proposed extension of Ewing Lane and Hillside Drive; thence, continuing along said curve in a Southwesterly direction, said curve having a radius of 25 feet to a point in the Easterly right-of-way line of Hillside Drive; thence North 3 deg. 50' East along the Easterly right-of-way line of Hillside Drive 49 feet to the point of beginning.

Being the same property conveyed to Ricky L. Dunnagan, by Installment Deed from Raymond E. Webb and wife, Judy Webb, dated August 15, 1990, recorded August 16, 1990, of record in Book 8175, Page 973, Register's Office for Davidson County, Tennessee.