After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 03/17/05 15:22 3 pgs
Fees:18.00 Taxes:236.80
20050317-0029686

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00

Ina Goad
Grantee or Agent of Grantee

Subscribed and sworn before me this the 15th day of March, 2005.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Notary Public
My commission expires: 2-10-08

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.
Dorris Goad and Ina Goad	Same as new Owner	060-080
3103 Hillside Road		040-00
Nashville, TN 37207		

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its Vice Presidnet, 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 Dorris Goad and Ina Goad, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Dorris Goad and Ina Goad 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: 3107 Hillside Road, Nashville, Tennessee 37207
/A

TO HAVE AND TO HOLD the same unto said Dorris Goad and Ina Goad and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Dorris Goad and Ina Goad 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 14th day of March, 2005.

Name: SCOTT FORST, V.P.
Title: Vice President
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 Vice President.

Witness my hand and official seal this the 14TH day of MARCH, 2005.

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

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. Further being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed recorded in Instrument #20050121-0007695, Register's Office for Davidson County, Tennessee.