Box 5

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $123,422.05

Grantee or Agent of Grantee

Subscribed and sworn before me this the 24th day of January, 2005.

Notary Public
My commission expires: 2/25/2013

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

Davidson County DEEDWARR
Recvd: 03/23/05 10:54 3 pg
Fees:18.00 Taxes:456.66
20050323-0031549

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.	Novastar Mortgage, Inc.	57-61.00
8140 Ward Parkway, Suite 200	8140 Ward Parkway, Suite 200	
Kansas City, MO 64114	Kansas City, MO 64114	

THIS INDENTURE, made and entered into this 26th day of January, 2005, by and between Jimmy Coss and Frances Coss, husband and wife, parties of the first part, and Novastar Mortgage, Inc., its successors and assigns party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of State of Tennessee to wit:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said parties of the first part to hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in had paid, the receipt of all of which is hereby acknowledged, and other good and valuable consideration, including but not limited to, the agreement of the party of the second part to forever waive, as against the parties of the first part, the right of foreclosure on the above described property.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Jimmy Coss

Frances Coss

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Before me the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jimmy Coss and Frances Coss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 24th day of Jan, 2005.

My Commission Expires:
3-26-05

Notary Public

BENNIE R. HACKNEY, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXP. MARCH 26, 2005

Name and address of Property Owner:
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, Missouri 64114

Name and address of the Person or Persons responsible for the payment of taxes:
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, Missouri 64114

This instrument prepared by:
Robert S. Coleman, Jr., P.A.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

EXHIBIT "A"

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE MAP OF THE ROBERT CATO FARM, AS OF RECORD IN BOOK 421, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT, SURVEYOR, September 27, 1959, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF CATO ROAD AT THE NORTHEAST CORNER OF A PART OF LOT NO. 1 CONVEYED TO WILLIAM SOLEY HENDERSON BY DEED FROM SARAH ANN SHOAK, OF RECORD IN BOOK 636, PAGE 164, SAID REGISTER'S OFFICE, THENCE WITH THE EASTERN BOUNDARY LINE OF SAID HENDERSON PROPERTY SOUTH 32 DEGREES WEST 170 FEET TO AN IRON PIN; THENCE SOUTH 51 DEGREES 50' EAST 214 FEET TO THE CENTER OF A 25 FOOT ROAD AS RESERVED IN DEED OF RECORD IN BOOK 2488, PAGE 78, SAID REGISTER'S OFFICE; THENCE WITH THE CENTER OF SAME NORTH 25 DEGREES 30' EAST 274 FEET TO A SPIKE IN THE CENTER OF SAID CATO ROAD; THENCE WITH THE CENTER OF SAME NORTH 82 DEGREES 30 MINUTES WEST 200 FEET TO THE BEGINNING.

BEING the same property conveyed to Jimmy Coss and wife, Frances Coss, by deed from Rebecca J. Hoipkemier, dated 03-17-03, recorded 04-22-03, in Instrument No. 20030422-0052659, in the Register's Office of Davidson County, Tennessee.