REALTY TITLE Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 05/17/05 12:58 3 pg
Fees:18.00 Taxes:314.50

20050517-0055563

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ $85,000.00

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Grantee or Agent of Grantee

Subscribed and sworn before me this the 10 day of ~~April~~ May 2005.

Notary Public
My commission expires: ~~11/27/06~~ 02-04-07

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.
Sarah McCaskill	Ownit Mortg. Solutions	057-000-061.00
4505 Cato Road	P.O. Box 1354	
Nashville, Tennessee 37218	Houston, TX 77210	

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 Sarah McCaskill, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Sarah McCaskill and unto her 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 as: 4505 Cato Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the same unto said Sarah McCaskill and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Sarah McCaskill 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 6th day of April, 2005.

Name: SCOTT FORST, V.P.
Title:
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 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 6 day of April, 2005.

Notary Public

My Commission Expires:

6-3-07

TONYA J. WILLIAMS
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 06/03/2007

EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No. 1 on the Plan of The Robert Cato Farm Subdivision, of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Novastar Mortgage, Inc. by deed from Jimmy Coss and Frances Coss, husband and wife, dated 01-26-05, of record in Instrument No. 200503230031549, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jimmy Coss and wife, Frances Coss by deed from Rebecca J. Hoipkemier, dated 03-17-03, of record in Instrument No. 200304220052659, Register's Office for Davidson County, Tennessee.