Davidson County DEEDWARR
Recvd: 09/28/05 15:01 3 pgs
Fees:18.00 Taxes:417.73
20050928-0116747

RETURN TO:
Mooreland Title Company
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is 112,900.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 27th day of Sept, 2005.

Notary Public
My commission expires: 7/19/08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.
Danielle Gardner	AmSouth Bank	74-8-0-227
163 Jacksonian Dr.	2050 Parkway Office	
Nashville TN 37076	Birmingham, AL 35244	

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 Danielle M. Gardner, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Danielle M. Gardner 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: 163 Jacksonian Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the same unto said Danielle M. Gardner and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Danielle M. Gardner 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 23rd day of September, 2005.

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

STATE OF ~~TENNESSEE~~ 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 23rd day of September, 2005.

LINDA S. McDOWELL
Notary Public - Notary Seal
State of Missouri - County of Jackson
My Commission Expires Jul. 13, 2009
Commission #05382383

Notary Public

My Commission Expires:

7-13-2009

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 998 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed of record in Instrument No. 20050614-0067656, Register's Office for Davidson County, Tennessee.