Davidson County DEEDWARR
Recvd: 11/07/05 09:44 3 pgs
Fees:18.00 Taxes:244.05
20051107-0134435

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $65,960.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 28 day of October, 2005.

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 7/10/09

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.
Christian Properties	Christian Properties	120-02-7.00
1021 Aladdin Drive	9463 Chesapeake	
Nashville, Tennessee 37217	Brentwood, TN 37027	

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 Christian Properties, Inc. the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Christian Properties, Inc. and unto its 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: 1021 Aladdin Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the same unto said Christian Properties, Inc. and unto its heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Christian Properties, Inc. 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 19th day of October, 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 19th day of October, 2005.

Notary Public

My Commission Expires:

7-13-2009

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 199 on the Map of Miro Meadows of record in Plat Book 1424, page 94 and 95, Regsiter's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tonya J. Davis, unmarried by deed recorded in Instrument No. 20010726-0079425, Register's Office for Davidson County, Tennessee; further conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed in Instrument No. 20050825-0101665 and re-recording in Instrument No. 20050916-0111415, said Register's Office.

Being the same property conveyed to the grantors herein by instrument of even date and filed of record at _____, said Register's Office.