SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/05 08:17 3 pgs
Fees:18.00 Taxes:490.25
20051206-0146284

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 30th day of November, 2005.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 10-19-08

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.
Kenneth D. Hutchins	Kenneth D. Hutchins	72-12-316.00
1929 Pinehurst Drive	1929 Pinehurst Drive	
Nashville, TN 37216	Nashville, TN 37216	

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its vice pres. 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 Kenneth D. Hutchins, married, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Kenneth D. Hutchins, married, and unto his heirs and successors 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: 1929 Pinehurst Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the same unto said Kenneth D. Hutchins, married, and unto his heirs and successors forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Kenneth D. Hutchins, married, 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 November, 2005.

Name: [signature]
Title: RONDA SCHRADER - VP
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 Ronda Schrader 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 November, 2005.

[signature]
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

Land in Davidson County, Tennessee and being Lot 52 on the Plan of Riverwood Heights, Section 8, as of record in Book 3842, Page 157, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the northwesterly side of Pinehurst Drive and extends back between lines, 105 feet to a dead line and measures 100 feet thereon.

Being the same property conveyed to Novastar Mortgage, Inc. by Substitute Trustee's Deed at Instrument # 20050928-0116584, said Register's Office.