SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $155,800.00

Sandra L. Daniel
Grantee or Agent of Grantee

Subscribed and sworn before me this the 21st day of April, 2006.

Notary Public
My commission expires: 5/8/09

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/26/06 12:59 3 pgs
Fees:18.00 Taxes:206.46
20060426-0047755

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

Address of New Owner
Mark Hamilton
8326 Carriage Hill Dr
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map-Parcel Nos.
149-05-113.00

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its *, 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 Mark Hamilton, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Mark Hamilton and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

*Vice President Ronda Schrader

The legal description is attached hereto as Exhibit "A".
More commonly known as: 4713 Volunteer Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Mark Hamilton and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Mark Hamilton 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 10th day of April, 2006.

Name: RONDA SCHRADER - VP
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 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 10th day of April, 2006.

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"

Being Lot No. 97, on the Plan of Terragon Trails, Section Four, of record in Book 5050, Page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia L. Smith, by Warranty Deed from Jeff L. Reel and Susie Reel, dated March 31, 2005, recorded July 6, 2005, of record in Instrument No. 200507060077652, in the Register's Office for Davidson County, Tennessee.

Conveyed to grantor by trustee's deed #20050920-0112630