Davidson County DEEDTRS
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Fees:18.00 Taxes:346.93
20060530-0063053

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

The actual consideration or value, whichever is greater, for this transfer is $93,765.05.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 18th day of May, 2006

Notary Public

My commission expires: 2/25/2013

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.
Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, Missouri 64114	Novastar Mortgage, Inc. 8140 Ward Parkway, Suite 200 Kansas City, Missouri 64114	Parcel No.: 164-12-10.00

WHEREAS, Maria Todd and Irwin Todd, by Deed of Trust (the "Deed of Trust") dated August 11, 2000, of record as Instrument No. 200008310086338, in the Register's office for Davidson County, Tennessee, conveyed to Equity Search, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 200604170043061 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on April 27, 2006, May 4, 2006 and May 11, 2006; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of Davidson County Courthouse located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on May 18, 2006, and Novastar Mortgage, Inc. (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Three Thousand, Seven Hundred Sixty Five Dollars and Five Cents ($93,765.05).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Antioch, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 1449 Laurel Oak, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18th day of May, 2006 at 4:02 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. **ROBERT S. COLEMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.**

Witness my hand, at Little Rock, Arkansas, this 18th day of May 2006 at 4:04 p.m. CDT.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

Being Lot No. 10 on the final plat of Meadow Woods, Second Revision, Phase 1, of record in Plat Book 9700, Page 519, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete description.

Being the same property conveyed to Maria Todd, married from Jerry Butler Builders, LLC by Warranty Deed dated August 11, 2000 and recorded August 31, 2000 by instrument of record in the Register's Office of Davidson County, Tennessee as Instrument No. 200008310086337.