Davidson County DEEDWARR
Recvd: 06/07/06 08:29 3 pgs
Fees:18.00 Taxes:170.20
20060607-0067151

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is 46,000.00 .

Grantee or Agent of Grantee

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

Subscribed and sworn before me this the 24 day of May, 2006.

Notary Public
My commission expires: 2/17/06

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, Inc.	Christian Properties, Inc.	81-16-595.00
9463 Chesapeake Drive	9463 Chesapeake Drive	
Brentwood, Tennessee 37027	Brentwood, Tennessee 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 successors 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: 1016 Jackson Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the same unto said Christian Properties, Inc. and unto its successors 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 17th day of May, 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 17th day of May, 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

Legal Description

Being the Easterly one-half of Lot No. 18 in B.W. Hall's Addition to Nashville, TN a plan of which is of record in Book 17, page 261, Register's Office for Davidson County, Tennessee. Said part of Lot 18 fronts 25 feet on the North side of Jackson Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wanda L. Young by Warranty Deed from Richland Builders, LLC, of record in Instrument No. 20040913-0110031, dated 9/7/2004, Register's Office for Davidson County, Tennessee; further; Being the same property conveyed to NovaStar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., as Successor Trustee of record in Instrument No. 20060410-0040772, dated 3/4/2006, Register's Office for Davidson County, Tennessee.