WARRANTY DEED

STATE OF Tennessee)
COUNTY OF Shelby)

Prepared by:
Crislip, Philip & Associates
4515 Poplar Avenue, Suite 322
Memphis, Tn. 38117

The actual consideration or value, whichever is greater, for this transfer is $ 107,850.49

Affiant

Subscribed and sworn before me this the 25 day of May, 2006.

Notary Public
My commission expires: _____

JANET C. BURING NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. MARCH 31, 2010

Davidson County DEEDWARR
Recvd: 06/13/06 10:28 3 pgs
Fees:18.00 Taxes:399.05
20060613-0070142

Address of New Owner
PMI Mortgage Insurance Co.
3003 Oak Road
Walnut Creek, CA 94597

Send Tax Bills To:
PMI Mortgage Insurance Co.
3003 Oak Road
Walnut Creek, CA 94597

Map-Parcel Nos.
Parcel No.:52-01-B-10.00

THIS INDENTURE, made and entered into this 13th day of January 2006, by and between ~~PMI Mortgage Insurance Co.~~, party of the first part, and ~~Novastar Mortgage, Inc.~~ PMI Mortgage Insurance, Co, party of the second part. Novastar Mortgage, Inc.

WITNESSETH: That for and in consideration of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto.

More Commonly Known As: 112 Rothwood Ct., Madison, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second party, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN TESTIMONY WHEREOF, the name of the party of the first party is hereunto affixed by its Vice President and attested and its seal affixed by its Vice President & Treasurer this 13th day of January, 2006.

Novastar Mortgage, Inc.

By: _____

Title: SCOTT FORST, V.P.

Attest: By: _____

Title: Rodney E. Schwatken
Vice President & Treasurer

ACKNOWLEDGMENT

STATE OF Missouri)
)
COUNTY OF Jackson)

On this 13th day of January, 2006, before me personally appeared Scott Forst and Rodney E. Schwatken to me personally well known, who acknowledged that they were the Vice President and Vice President & Treasurer of Novastar Mortgage, Inc., and that they, as such officers, being authorized so to do, had executed the foregoing instrument of the purpose therein contained, by signing the same of the corporation by themselves as such officers.

Witness my hand and official seal this 13th day of January, 2006.

My Commission Expires:
07/01/2007

Virginia K. Battaglia
NOTARY PUBLIC

VIRGINIA K. BATTAGLIA
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 07/01/2007

EXHIBIT "A"

BEING LOT NO. 10 ON THE PLAN OF COVINGTON PLACE, OF RECORD IN PLAT BOOK 9700, AT PAGE 552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

~~BEING THE SAME PROPERTY CONVEYED TO HARRY G. PHILLIPS AND WIFE, BRENDA A. PHILLIPS BY DEED OF RECORD IN INSTRUMENT 20000802007646l, SAID REGISTER'S OFFICE.~~

Being the same property conveyed to Novastar Mortgage, Inc. by deed of record in Instrument # 20050909-0108431, in Register's Office of Davidson County.