SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 11:42 3 pgs
Fees:18.00 Taxes:269.73
20060814-0099808

STATE OF TENNESSEE)
COUNTY OF Tennessee)

The actual consideration or value, whichever is greater, for this transfer is $72,900.00.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

X _____
Grantee or Agent of Grantee

Subscribed and sworn before me this the 31st day of July, 2006.

_____
Notary Public
My commission expires: 3/20/10

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.
Jill M. Weida and	Jill M. Weida and	162-01-O-C-87.00 CO
Tracy R. Church	Tracy R. Church	
1005 Jones Street	1005 Jones Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

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 Jill M. Weida and Tracy R. Church, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Jill M. Weida and Tracy R. Church and unto their heirs 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: 472 Hickory Glade Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Jill M. Weida and Tracy R. Church and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Jill M. Weida and Tracy R. Church 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 5th day of July, 2006.

Name: SCOTT FORST, V.P.
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 Scott Forst, 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 Pres. 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 5th day of July, 2006.

Notary Public

My Commission Expires:

LINDA S. McDOWELL
Notary Public – Notary Seal
State of Missouri, County of Jackson
My Commission Expires Jul. 13, 2009
Commission # 05382383

EXHIBIT A

A certain planned unit development in Davidson County, Tennessee, being Unit No. 87 on the plan of phase 2, Hickory Glade, of record in Book 6250, Page 888 as amended in Book 6900, Page 41, Register's Office for said County, to which plat and record therefore are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed recorded as Instrument #200602030014009, Register's Office for Davidson County, Tennessee.