This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 083 09 0 373.00
1401 FORREST AVE.
NASHVILLE, TN 37206

NO MORTGAGE
New Owner - Send Tax Bills:
NOVASTAR MORTGAGE, INC.
8140 WARD PARKWAY, SUITE 300
KANSAS CITY, MO 64114

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on MAY 14, 2004, SOUTHERN TITLE, was named Trustee in a Deed of Trust of even date executed by **MAXEY RYAN, JOINED HEREIN BY SPOUSE, SANDRA RYAN** conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$66,000.00,** principal and interest at **8.00%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040616-0071347,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20061101-0135458,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **NOVEMBER 10, 2006/ NOVEMBER 17, 2006/NOVEMBER 24, 2006** in **NASHVILLE BUSINESS JOURNAL,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, DECEMBER 1, 2006, AT 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** I, J. PHILLIP JONES individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **NOVASTAR MORTGAGE, INC., 8140 WARD PARKWAY, SUITE 300, KANSAS CITY, MO 64114,** submitted the highest and best bid in the amount of $ 71,080.50

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **NOVASTAR MORTGAGE, INC.,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45, ON THE PLAN OF LINDSLEY 29-ACRE TRACT SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAXEY RYAN AND WIFE, SANDRA RYAN BY DEED DATED MAY 14, 2004 AND BEING RECORDED IN INSTRUMENT NO. 20040616-0071345 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST MORTGAGE DATED MAY 14, 2004 AND RECORDED IN INSTRUMENT NO. 20040616-0071346 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 12/04/06 09:11 2 pgs
Fees:13.00 Taxes:263.00
20061204-0148915

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **NOVASTAR MORTGAGE, INC.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on DECEMBER 1, 2006.

Over, Subst. Trustee

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on DECEMBER 1, 2006.

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2007

My Commission Expires: 3-21-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 71,080.50

Affiant

Subscribed and sworn to before me, this 1ST day of DECEMBER 2006.

Notary Public

JOYCE FULTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2007

My Commission Expires: 3-21-07

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228