SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/06 08:34 3 pgs
Fees:18.00 Taxes:432.53
20061205-0149667

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is 116,900.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 29th day of November, 2006.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public
My commission expires: _____

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.
Mike Newberry	Mike Newberry	61-4-14.00
4902 Inglewood Court	4902 Inglewood Court	
Nashville, Tennessee 37216	Nashville, Tennessee 37216	

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 Mike Newberry, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Mike Newberry and unto his 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: 4902 Inglewood Court, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the same unto said Mike Newberry and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Mike Newberry 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 15th day of November 2006.

Name:
Title: SCOTT FORST, V.P.
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 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 15th day of November, 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"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF INGLEWOOD HEIGHTS SUBDIVISION AS OF RECORD IN BOOK 1424, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS: SAID LOT NO. 77 FRONTS 60 FEET ON THE EASTERLY MARGIN OF INGLEWOOD COURT, AND EXTENDS BACK BETWEEN PARALLEL LINES 168.3 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO NOVASTAR MORTGAGE, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, RECORDED ON THE 25TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060925-0118500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO MAXEY RYAN, MARRIED, BY WARRANTY DEED FROM ROBERT ALAN GREER, UNMARRIED, AND BETTY J. GREER, UNMARRIED, RECORDED OCTOBER 26, 2004 IN INSTRUMENT NO. 20041026-0128489 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.