9853
29445

RT 2279

Prepared By: Resource Title Agency of Tennessee
3931 Gallatin Pike, Ste B
Nashville, TN 37216

Return to:
Same

WARRANTY DEED

STATE OF Missouri)
COUNTY OF Jackson)

The actual consideration or value, whichever is greater, for this transfer is $~~10.00~~ $93,765.00

Amanda Scott
Affiant

PMI Mortgage Insurance Co.
Grantee or Agent of Grantee

NOTARY PUBLIC AT LARGE

Subscribed and sworn before me this the 13th day of December, 2006.

Heather M. Moore
Notary Public
My commission expires: 9/22/07

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
PMI Mortgage Insurance Co. 3003 Oak Road Walnut Creek, CA 94597	PMI Mortgage Insurance Co. 3003 Oak Road Walnut Creek, CA 94597	Parcel No.:164-12-10.00

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

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.

This is improved property known as: 1449 Laurel Oak, Antioch, Tennessee 37013

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.

Davidson County DEEDWARR
Recvd: 01/03/07 11:29 3 pgs
Fees:18.00 Taxes:346.93
20070103-0001062

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 SRVP and attested and its seal affixed by its VP this 13th day of December, 2006.

NovaStar Mortgage, Inc.

By: _____
Title: CHRIS MILLER-SR. VP

Attest: By: _____
Title: SCOTT FORST, V.P.

ACKNOWLEDGMENT

STATE OF Missouri)
)
COUNTY OF Jackson)

On this 13th day of December, 2006, before me personally appeared Chris Miller and Scott Forst to me personally well known, who acknowledged that they were the SRVP and VP 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 December, 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 final plat of Meadow Woods, Second Revision, Phase 1, of record in Plat Book 9700, Page 519, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc. from Robert S. Coleman, Sr. Trustee by deed of record in Instrument No. 20060530-0063053, said Register's Office.