Davidson County DEEDWARR
Recvd: 01/25/07 14:41 3 pgs
Fees:18.00 Taxes:166.50

20070125-0010515

6

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 45,600.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 22nd day of January, 2006.

Notary Public
My commission expires: 11/22/2010

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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.
Goldie Davis	Goldie Davis	90-11-0-A-300.00CO
515 Basswood Drive #B30	515 Basswood Drive #B30	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	

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 Goldie Davis, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Goldie Davis and unto her 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: 515 Basswood Drive #B30, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the same unto said Goldie Davis and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Goldie Davis 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 9th day of January, 2007.

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 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 9th day of January, 2006.

Notary Public

My Commission Expires:

7-13-09

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

Exhibit "A"

Being Unit No. 30 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 432, et sec., as amended in Book 6162, pages 251-270, said Register's Office.

Being the same property conveyed to Novastar Mortgage, Inc. by deed from Robert S. Coleman, Jr., as Successor Trustee of record in Instrument No. 20060914-0113783, Register's Office for Davidson County, Tennessee.