Davidson County DEEDWARR
Recvd: 01/29/07 15:20 3 pgs
Fees:18.00 Taxes:114.70
20070129-0011886

SPECIAL WARRANTY DEED

BOX 13
12821

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,000.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 24 day of January, 2007.

Notary Public
My commission expires: 7-28-09

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.
Michael Cothern 7428 Bidwell Rd. Joelton, TN. 37080	New Owner	81-15-326.00

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 Michael Cothern, a married man, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Michael Cothern 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: 1710 Knowles Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the same unto said Michael Cothern and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Michael Cothern 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 22nd 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 22nd day of January, 2007.

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

File No.: 12821

EXHIBIT A

Land in Davidson County, Tennessee, Being the west 25 feet of Lot No. 30 and the east 25 feet of Lot No. 31 on the Map of Bransford Realty Company's Subdivision of Part of the Manlove Addition, of record in Book 421, Page 53, Register's Office, Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the North side of Knowles Street and runs back between lines 140 feet more or less to an alley.

Being the same property conveyed to Novastar Mortgage, Inc, by deed of record in Instrument No. 20060605-0065572, Register's Office for Davidson County, Tennessee.