Davidson County DEEDWARR
Recvd: 01/31/07 14:21 3 pgs
Fees:18.00 Taxes:488.40
20070131-0012972

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

LISA M. VASSER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Melissa Woodward
Grantee or Agent of Grantee

Subscribed and sworn before me this the 19th day of January, 2007.

Notary Public
My commission expires: 3/17/07

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.
John Jeffery Frye	John Jeffery Frye	150-7-440.00
3421 Daisy Trail	3421 Daisy Trail	
Nashville, Tennessee 37013	Nashville, Tennessee 37013	

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 John Jeffery Frye, an unmarried person, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said John Jeffery Frye 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: 3421 Daisy Trail, Nashville, Tennessee 37013

TO HAVE AND TO HOLD the same unto said John Jeffery Frye and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said John Jeffery Frye 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 8th 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 Presidt 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 8th day of January, ~~2006.~~ 2007.

Linda S McDowell
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"

Being Lot No. 342, Section Seven-A on the plan of the country, of record in Book 6250, Page 308, Register's Office for Davidson, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to Janice Towns by Warranty Deed from Paul Fitzhugh Boniol and wife, Jennifer Hammond Boniol dated December 22, 2004 and recorded December 28, 2004 by instrument of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20041228-0153094.

Being the same property further conveyed to NovaStar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee dated 04/13/06 and filed for record on 04/19/06 in Instrument # 20060419-0044522, Register's Office for Davidson County, Tennessee.