Davidson County DEEDWARR
Recvd: 03/19/07 13:45 2 pgs
Fees:13.00 Taxes:485.18
20070319-0033028

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $131,130.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2007.

PATRICIA M. NEELY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 07/10/10

File No. G7-2840D

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brianna Wilkerson (NAME)	Option One Mortgage (NAME)	150-11-298
3712 Belle Oaks Drive (STREET ADDRESS)	P. O. Box 57096 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7096 (CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Novastar Mortgage, Inc.** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto ~~Brianna Wilkerson~~ BRIANNA N.* ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: *WILKERSON and JEFFREY D. WALDEN, joint tenants with rights of survivorship,

Property located in the County of Davidson, Tennessee,

Land in Davidson County, Tennessee, Being Lot No. 35 on the plan of BELLE OAK SUBDIVISION, PHASE 1, (FORMERLY Mt. View Subdivision & Acura Subdivision), as shown by plat of record in Plat Book 6900, Page 768, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Novastar Mortgage, Inc. from J. Phillip Jones, Substitute Trustee, by Substitute Trustee's Deed dated December 1, 2006, as Instrument No. 200612040149529, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2006 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 3712 Belle Oaks Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 7 day of March, 2007.

Novastar Mortgage, Inc.

BY: SCOTT FORST, V.P.

Phyllis J. [illegible]
Notary Public - Notary [illegible]
STATE OF MISSOURI
Clay County
My Commission Expires: Feb. 13, 2011
Commission # 07008887

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~Davidson~~ Clay }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Scott Forst, Vice-President for Novastar Mortgage, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of March, 2007.

My Commission Expires: 2-13-2011

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066