McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/07 13:17 3 pg
Fees:18.00 Taxes:224.96
20070329-0037666

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $160,800.00

Grantee or Agent of Grantee

Subscribed and sworn before me this the 27th day of March, 2007.

Notary Public
My commission expires: _____

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.
Aaron Crossley	Aaron Crossley	162-16-0A-53.00-CO
632 Brook Drive	632 Brook Drive	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its Designated Rep, 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 Aaron Crossley, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Aaron Crossley 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: 10 Hickory Court #10, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Aaron Crossley and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Aaron Crossley 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 Designated Rep this 21 day of March, 2007.

Name: _____
Title: John Crockett
Novastar Mortgage, Inc. REO Supervisor

STATE OF Missouri)
)
COUNTY OF Clay)

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared John Crockett 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 Designated Rep 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 Designated Rep.

Witness my hand and official seal this the 21 day of March, 2007.

Notary Public

My Commission Expires:

2-13-2011

Phyllis J. Capps
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Feb. 13, 2011
Commission # 07006887

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Horizontal Property Regime, known as Section One, Phase One, Hickory Hollow Condominiums, of record in Plat Book 5050, page 103 and amended by Master Deed of record in Book 10468, page 653, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Novastar Mortgage, Inc, by Trustee's Deed, from J. Phillip Jones, Trustee, of record in Instrument No. 20061204-0148880, Dated December 1, 2006, Register's Office for Davidson County, Tennessee.

M&H File #: **07293-JM**