PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 15:07 3 pgs
Fees:18.00 Taxes:155.40
20070402-0039235

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00 .

Grantee or Agent of Grantee

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

Subscribed and sworn before me this the 28th day of March, 2007.

D. Annette Maples
Notary Public
My commission expires: 12/1/10

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Glen Young
4623 Lebanon Road
Murfreesboro, TN 37129

Send Tax Bills To:
Same as New Owner

Map-Parcel Nos.
71-16-289.00

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 Glen Young, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Glen Young 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: 1203 Montgomery Avenue, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the same unto said Glen Young and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Glen Young 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 19 day of March, 2007.

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

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 19 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 # 07008887

Exhibit "A", Legal Description

LAND situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEING part of Lot No. 380 and all of Lot Nos. 381 and 382 on the Plan of Oakwood Park of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Easterly margin of Montgomery Avenue (formerly North 9th Street) at the point 85 feet, more or less, North of the Northerly margin of Richardson Avenue; thence Eastwardly and parallel with the Northerly margin of said Richardson Avenue, 90 feet, more or less, to the Westerly margin of the right of way of L & N Railroad; thence with the same Northeasterly 69.6 feet, more or less, to a corner of Lot Numbers 382 and 383; thence with the line between said two lots Westerly 116 feet to the Easterly margin of said Montgomery Avenue (formerly 9th Street); thence with the same Southwardly 65 feet to the beginning.

BEING the same property conveyed to Mary A. Bailey by Warranty Deed dated September 29, 1999, from Ruth Ellene Johnson, Trustee, of record in Book 11690, Page 446, Register's Office for Davidson County, Tennessee. And further conveyed by Substitution of Trustee of record by Instrument No. 20061013-0127130 in the Register's Office for Davidson County, Tennessee. Also being further conveyed to Novastar Mortgage, Inc. by Substitute Trustee's Deed dated November 17, 2006, from I. Dyke Tatum, Substitute Trustee, of record by Instrument No. 20061120-0143401 in the Register's Office for Davidson County, Tennessee.