SPECIAL WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $53,600.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 2nd day of April 2007.

Notary Public
My commission expires: 05/03/2010

Davidson County DEEDWARR
Recvd: 04/09/07 13:14 3 pg
Fees:18.00 Taxes:198.32
20070409-0041795

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

Address of New Owner
Tony and Teresa Brown
1224 Massman Drive
Nashville, Tennessee 37217

Send Tax Bills To:
Tony and Teresa Brown
1224 Massman Drive
Nashville, Tennessee 37217

Map-Parcel Nos.
107-14-0-A-056.00CO

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 Tony Brown and Teresa Brown, husband and wife, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Tony Brown and Teresa Brown, husband and wife and unto their 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: 1224 Massman Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the same unto said Tony Brown and Teresa Brown and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Tony Brown and Teresa Brown 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 15 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 15 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

Land in Davidson County, Tennessee, a Condominium Apartment being Unit No. 56, of Copperfield Terrace Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 50, and as described in the Master Deed of record in Book 6326, Page 790, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the said apartments appurtenants undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Dennis Humphries, an unmarried person by deed from Thomas B. Bartlett and wife, Catherine B. Bartlett, dated February 13, 2001, recorded February 15, 2001, of record in Instrument No. 20010215-0014445, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Malone, an unmarried person by deed from Dennis Humphries, an unmarried person, dated October 17, 2005, recorded July 20, 2006, of record in Instrument No. 20060720-0087338, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Novastar Mortgage, Inc. by Trustee's Deed from J. Phillip Jones, Trustee, dated October 2, 2006, recorded October 3, 2006, of record in Instrument No. 20061003-0122050, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.