SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 04/24/07 13:20 3 pgs
Fees:18.00 Taxes:518.00
20070424-0048797

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

X Linda F. Starkey
Grantee or Agent of Grantee

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn before me this the 10th day of April, 2007.

Notary Public
My commission expires: 3/20/10

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.
Linda F. Starkey	Linda F. Starkey	50-3-0-B-167.00CO
1602 Berrywood Way	~~1602 Berrywood Way~~	
Nashville, Tennessee 37207	~~Nashville, Tennessee 37207~~	
	126 Circle Drive, Hendersonville, TN 37075	

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 Linda F. Starkey, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Linda F. Starkey and unto her 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: 1602 Berrywood Way, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the same unto said Linda F. Starkey and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Linda F. Starkey 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 12th day of February 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 President 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 12th day of February, 2007.

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. 80 on the plan of Mulberry Downs, Phase 1-B, as of record in Plat Book 7900, page 818, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tiffany Henderson and husband William Henderson, by Warranty Deed from Karen V. Crouse and husband Danny R. Crouse, of record in Instrument Number 200310140152013 dated September 25, 2003 and recorded on October 14, 2003, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed on November 30th, 2006, of record in Instrument Number 200612060150997, Register's OFfice for Davidson County, Tennessee.