Davidson County DEEDWARR
Recvd: 06/08/07 09:33 3 pgs
Fees:18.00 Taxes:205.35
20070608-0068737

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

Grantee or Agent of Grantee

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

Brenda Baker
Notary Public
My commission expires: 1/11/11

BRENDA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Address of New Owner
Arnold C. Moles
330 Maple Street
Madison, Tennessee 37115

Send Tax Bills To:
Arnold C. Moles
330 Maple Street
Madison, Tennessee 37115

Map-Parcel Nos.
043-13-0-197.00

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 Arnold C. Moles, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Arnold C. Moles 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: 330 Maple Street, Madison, Tennessee 37115

TO HAVE AND TO HOLD the same unto said Arnold C. Moles and unto his heirs and assigns forever, with all appurtenanees thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Arnold C. Moles 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 _____ this 2nd day of May, 2007.

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

STATE OF Missouri)
)
COUNTY OF Jackson)

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 24th day of April, 2007.

Notary Public

My Commission Expires:

3-4-2011

STEPHEN RABBITT
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Mar 4, 2011
Commission # 07819354

File No.: 270401353

EXHIBIT A

BEING Lot No. 8 and the West 26 feet 4 inches of Lot No. 9 of Block "G" on the Plan of Forest Park Subdivision, as shown by plat of record in Book 843, Page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to NovaStar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, as Successor Trustee, dated December 7, 2006, and of record in Instrument No. 20061215-0154563, and rerecorded in Instrument No. 20070103-0001354, Register's Office for said County.