Davidson County DEEDWARR
Recvd: 06/08/07 12:02 3 pgs
Fees:18.00 Taxes:355.20
20070608-0068887

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Kimberly Hickman
Grantee or Agent of Grantee

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Subscribed and sworn before me this the 29 day of May, 2007.

Memorie K. White
Notary Public
My commission expires: 9-19-09

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.
Kimberly Hickman	Kimberly Hickman	071-08-0 212.00
539 Wesley Avenue	539 Wesley Avenue	
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

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 Kimberly Hickman, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Kimberly Hickman 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: 539 Wesley Avenue, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the same unto said Kimberly Hickman and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Kimberly Hickman 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 4th day of May, 2007.

Name: _____
Title: _____
Novastar Mortgage, Inc. John Crockett
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 4th day of May, 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 # 07019354

NOVASTAR MORTGAGE, INC. SEAL

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 83 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION ONE, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 1130, PAGES 91, 92, AND 93, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Novastar Mortgage, Inc., by virtue of that certain Trustee's Deed dated February 23, 2007, at Instrument No. 20070226-0023220 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Jason Ray, dated July 24, 2006, at Instrument No. 20060727-0090913, and previously conveyed to Stephen Fouche, dated February 15, 2006, at Instrument NO. 20060222-0020540 and previously conveyed to Debra D. Taylor and Kerry G. Taylor, dated December 16, 1999 of recorded in the said Register's Office.