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

20B

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $133,918.00.

Davidson County DEEDWARR
Recvd: 06/15/07 11:04 3 pgs
Fees:18.00 Taxes:495.50
20070615-0071784

Grantee or Agent of Grantee

Subscribed and sworn before me this the 11th day of June, 2007.

Notary Public
My commission expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Address of New Owner
Rick Emerson
204 Wyndom Court
Goodlettsville, Tennessee 37072

Send Tax Bills To:
Rick Emerson
204 Wyndom Court
Goodlettsville, Tennessee 37072

Map-Parcel Nos.
Map 26-06A
Parcel 2

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its REO Supervisor, 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 Rick Emerson, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Rick Emerson 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: 204 Wyndom Court, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the same unto said Rick Emerson and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Rick Emerson 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 REO Supervisor this 3rd day of May, 2007.

Name: John Crockett
Title: REO Supervisor
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 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 REO Supervisor 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 REO Supervisor.

Witness my hand and official seal this the 3rd day of MAY, 2007.

Notary Public

My Commission Expires:

6-3-07

TONYA J. WILLIAMS
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 06/03/2007

EXHIBIT "A", Legal Description

LAND in Davidson County, Tennessee, Being Lot No. 2 on the Final Plat of of record in Book 8250, Page 995, for the Townhomes at Windsor Green, Phase 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Owen W. Fennell by deed dated January 30, 2004, from Dial Properties, LLC, of record by Instrument No. 20040206-0014853 in the Register's Office for Davidson County, Tennessee. Appointment of Substitution of Trustee subsequently recorded at Instrument No. 20061107 0138270, said Register's Office; and further conveyed to NovaStar Mortgage, Inc., by Substitute Trustee's Deed dated December 1, 2006, from J. Phillip Jones, Substitute Trustee, of record at Instrument No. 20061204 0149341 in the Register's Office for Davidson County, Tennessee.