SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 07/25/07 13:17 3 pgs
Fees:18.00 Taxes:462.13
20070725-0088265

The actual consideration or value, whichever is greater, for this transfer is 124,900.00 .

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn before me this the 20th day of July, 2007.

Notary Public
My commission expires: 3-20-2010

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.
David Hiland	David Hiland	083-04-0-208.00
1207 Rosebank Ct	1207 Rosebank Ct	
Nashville TN, 37206	Nashville TN, 37206	

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 David Hiland, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said David Hiland* and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

*unmarried

The legal description is attached hereto as Exhibit "A".
More commonly known as 1207 Rosebank Ct, Nashville TN, 37206

TO HAVE AND TO HOLD the same unto said David Hiland and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said David Hiland that it will forever warrant and defend the

title to said lands against all claims and encumbrances done or suffered by him, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Designated Rep this 11th day of July, 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 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 11th day of July, 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

File No.: D-1136

EXHIBIT A

Being Lot No. 5 on the Plan of Rosewood Heights Section I of record in Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to NovaStar Mortgage, Inc. by Substitute Trustee's Deed dated 4/13/2007 from J. Phillip Jones, Substitute Trustee of record in Instrument Number 20070416-0045469, Register's Office for Davidson County, Tennessee.