This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 060 13 0 207.00
2647 OLD MATTHEWS ROAD
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
NOVASTAR MORTGAGE, INC.
8140 WARD PARKWAY, SUITE 300
KANSAS CITY, MO 64114

Davidson County DEEDTRS
Recvd: 08/13/07 15:37 2 pgs
Fees:13.00 Taxes:343.26
20070813-0096773

TRUSTEE'S DEED

WHEREAS, on SEPTEMBER 27, 2006, J. PHILLIP JONES, was named Trustee in a Deed of Trust of even date executed by **CARLTON E. STEGER**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$87,300.00**, principal and interest at **10.75000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061011-0126261,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES**, was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20070713-0083692**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **JULY 20, 2007/ JULY 27, 2007/ AUGUST 3, 2007** in **NASHVILLE BUSINESS JOURNAL**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, AUGUST 10, 2007, AT 11:00 A.M. AT THE FRONT DOOR (FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, J. PHILLIP JONES individually or by and through his agent, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **NOVASTAR MORTGAGE, INC., 8140 WARD PARKWAY, SUITE 300, KANSAS CITY, MO 64114**, submitted the highest and best bid in the amount of $ 92,774.20

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Trustee, do hereby sell, transfer and convey to **NOVASTAR MORTGAGE, INC.**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 44, ON THE PLAN OF MATTHEWS SQUARE OF RECORD IN BOOK 6250, PAGE 337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARLTON E. STEGER BY DEED DATED SEPTEMBER 27, 2006 OF RECORD IN INSTRUMENT NO. 20061011-0126260, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, Trustee, convey to **NOVASTAR MORTGAGE, INC.**, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 10, 2007.**

J. PHILLIP JONES
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 10, 2007.**

Melissa Biddle
Notary Public

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 92,774.20

Affiant

Subscribed and sworn to before me, this **10TH DAY OF AUGUST, 2007.**

Melissa Biddle
Notary Public

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228