Davidson County DEEDTRS
Recvd: 10/19/07 08:29 3 pgs
Fees:18.00 Taxes:241.91
20071019-0123882

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $65,382.40.

Robert S. Coleman, Jr.

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013

Subscribed and sworn before me this the 12th day of October 2007.

Notary Public

My commission expires: 2/25/2013

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Send Tax Bills To:
Novastar Mortgage, Inc.
8140 Ward Parkway, Suite 200
Kansas City, MO 64114

Map-Parcel Nos.
Parcel No.: 82-12-219.00

WHEREAS, Colette B. Andre, by Deed of Trust (the "Deed of Trust") dated August 2, 2004, of record as Instrument No. 20040811-0096988 in the Register's office for Davidson County, Tennessee, conveyed to CDS Signing Services, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Deed of Trust by instrument of record as Instrument No. 20070912-0109341 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on September 21, 2007, September 28, 2007 and October 5, 2007; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on October 12, 2007, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of Sixty Five Thousand, Three Hundred Eighty Two Dollars and Forty Cents ($65,382.40). Robert S. Coleman, Jr., in his capacity as Successor Trustee, for and in consideration of Ten Dollars and No Cents ($10.00) and other good and valuable consideration, to it in hand paid by Novastar Mortgage, Inc., conveyed, transferred, and assigned unto Novastar Mortgage, Inc. said bid in the amount of Sixty Five Thousand, Three Hundred Eighty Two Dollars and Forty Cents ($65,382.40) at the request of Mortgage Electronic Registration Systems, Inc.

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Novastar Mortgage, Inc., (hereafter "Grantee") its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 816 Ramsey Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 12th day of October, 2007 at 3:04 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 12th day of October, 2007 at 3:05 p.m. CDT.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

Exhibit "A"

THAT CERTAIN REAL PROPERTY PARCEL OF LAND, AND ANY IMPROVEMENTS AND/OR APPURTENANCES THERETO, SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND LEGALLY DESCRIBED AS:

LAND IN THE 19TH WARD OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING HOUSE NO. 816 SILVERDENE PLACE, FORMERLY CALLED DONELSON, RAMSEY AND GEORGIA STREETS. BEING LOT NO. 17 ON THE PLAN OF NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO COLETTE B. ANDRE, SINGLE BY DEED FROM WILLIE MYERS AND CAROLYN MYERS, HIS WIFE RECORDED OCTOBER 9, 2001 AT INSTRUMENT NUMBER 20011009-0110150 EN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.