Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D- 1233

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

Davidson County DEEDWARR
Recvd: 11/19/07 09:50 3 pgs
Fees:18.00 Taxes:314.50
20071119-0135009

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 9th day of November, 2007.

Notary Public
My commission expires: 01/24/2009

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Address of New Owner
Vickie C. Vaughn
2647 Old Matthews Road
Nashville, Tennessee 37218

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 4th Avenue North
Nashville, TN 37219

Map-Parcel Nos.
060-13-0-207.00

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 Vickie C. Vaughn, an unmarried person, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Vickie C. Vaughn, an unmarried person, 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: 2647 Old Matthews Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the same unto said Vickie C. Vaughn, an unmarried person, and unto her heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar Mortgage, Inc. hereby covenants with said Vickie C. Vaughn, an unmarried person, 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 23rd day of October, 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 23rd day of October, 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-1233

EXHIBIT A

Being 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 description.

BEING all of the same property conveyed to Novastar Mortgage, Inc. by Trustee's Deed from J. Phillip Jones, Trustee of record in Instrument No. 20070813-0096773, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Carlton E. Steger by Warranty Deed dated 09/27/2006 from Jacqueline Bryant of record in Instrument No. 20061011-0126260, Register's Office for Davidson County, Tennessee.