Davidson County DEEDWARR
Recvd: 01/10/08 12:49 3 pgs
Fees:18.00 Taxes:333.00

20080110-0003199

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Chris Hu
Grantee or Agent of Grantee

Subscribed and sworn before me this the 27th day of Dec, 2007

Notary Public
My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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.
John Martinez and Linda Martinez 220 Brittany Park Circle Antioch, Tennessee 37013	John Martinez and Linda Martinez 220 Brittany Park Circle Antioch, Tennessee 37013	162-12-0-A-22.00 co

KNOW ALL MEN BY THESE PRESENTS:

That Novastar Mortgage, Inc., by its Attorney-in-Fact, Saxon Mortgage Services, Inc., 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 John Martinez and Linda Martinez the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said John Martinez and Linda Martinez and unto their heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto.

More Commonly Known As: 220 Brittany Park Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the same unto said John Martinez and Linda Martinez and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And Novastar

Mortgage, Inc., by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said John Martinez and Linda Martinez 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 Portfolio Manager this 13th day of December, 2007.

Name: JOHN CROCKETT
Title: Portfolio Manager
Novastar Mortgage, Inc., by its Attorney-in-act,
Saxon Mortgage Services, Inc.

ACKNOWLEDGEMENT

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 Portfolio Manager Saxon Mortgage Services, Inc., a corporation, and who acknowledged that Saxon Mortgage Services, Inc. is the Attorney-in-Fact for Novastar Mortgage, Inc., 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 Portfolio Manager.

Witness my hand and official seal this the 13th day of December, 2007.

Notary Public

My Commission Expires:
3-4-2011

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

STEPHEN ABELL
Notary Public
STATE OF MISSOURI
Jackson County
My Commission Expires: Mar 4, 2011
Commission # 07001354

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

Being Lot No. 22 on the plan of Resubdivision of Lots 11 through 30, Brittany Park Subdivision, a Planned Unit Development, Phase 1-A, of record in Book 9700, page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Novastar Mortgage, Inc., by Warranty Deed in Lieu of Foreclosure dated July 25, 2007 from Teeker Harris and Miatta Harris, of record in Instrument No. 20070815-0097424, Register's Office for Davidson County, Tennessee.