SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,350.00 .

Grantee or Agent of Grantee

Subscribed and sworn before me this the 25th day of March, 2008.

Notary Public
My commission expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/26/08 10:53 2 pgs
Fees:13.00 Taxes:204.80
20080326-0030300

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.
Leland D. Watts	Leland D. Watts	061-13-5.00
2819 Gallatin Road	2819 Gallatin Road	
Nashville, Tennessee 37216	Nashville, Tennessee 37216	

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

SEE EXHIBIT "A" ATTACHED HERETO.

More Commonly Known As: 2585 Bethwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the same unto said Leland D. Watts, and unto his 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 Leland D. Watts, 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.

EXHIBIT "A"

Being Lot No. 117 on the Plan of Shepardwood Subdivision, Section 2 of record in Book 4460, Page 66, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee of record in Instrument 2007058-0059438, said Register's Office.

Power of Attorney of record in Instrument 20080326-0030299, said Register's Office.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Assistant Vice President this 10th day of March, 2008.

Name: By: John Crockett
Title: Its Authorized Signatory
Novastar Mortgage, Inc., by its Attorney-in-act,
Saxon Mortgage Services, Inc.

ACKNOWLEDGEMENT

STATE OF Kansas)
)
COUNTY OF Johnson)

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 AVP 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 John Crockett.

Witness my hand and official seal this the 10th day of March, 2008.

Notary Public

My Commission Expires:
1-22-2012

RACHEL G. COMENS
Notary Public, State of Kansas
My Appointment Expires
January 22, 2012