BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Davidson County DEEDWARR
Recvd: 05/08/08 14:04 3 pg:
Fees:18.00 Taxes:480.63
20080508-0047872

Peggy Hann Williams
Grantee or Agent of Grantee

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
TENN

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

Notary Public
My commission expires: 1-9-12

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.
Wade Woodruff and Sarah Woodruff 7822 Rainey Drive Antioch, TN 37013	Wade Woodruff and Sarah Woodruff 7822 Rainey Drive Antioch, TN 37013	182/06/0/A/055.00

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*Wade Woodruff and Sarah Woodruff, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Wade Woodruff and Sarah Woodruff, 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: 7822 Rainey Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the same unto said*Wade Woodruff and Sarah Woodruff, 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

*Also known as Joseph W. Woodruff

said Wade Woodruff and Sarah Woodruff, 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 Assistant Vice President this 20th day of March, 2008.

Name: John Crockett
Title: AVP
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 20th day of March, 2008.

Notary Public

My Commission Expires:
3-11-2012

BEN CARRILLO
Notary Public, State of Kansas
My Appointment Expires
3-11-2012

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 55 on the Final Plan, Section One, Old Hickory Hills, as shown by plat appearing of record in Plat Book Instrument No. 20011023-0015382, and amended in Instrument No. 20020213-0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Melody Ramsey, a single person by deed from Thoroughbred Constructions, Inc. dated October 31, 2003, of record in Instrument No. 20031104-0161607, Register's Office for Davidson County, Tennessee, and further conveyed to Novastar by Substitute Trustee's Deed dated February 28, 2008, from Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument No. 20080307-0023314, Register's Office for Davidson County, Tennessee.

(P08-3502-BW.PFD/P08-3502-BW/33)