# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/08 11:19 3 pgs
Fees:18.00 Taxes:259.00
20080711-0071382

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00 .

Daphne M Dain
Grantee or Agent of Grantee

Subscribed and sworn before me this the 10th day of July, 2008.

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 8/23/11

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. |
|---|---|---|
| Newport Group Properties, LLC | Newport Group Properties, LLC | 16208007800 |
| 3203 Windward Ln. | SAME | |
| Franklin, TN 37064 | | |

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 Newport Group Properties, LLC the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Newport Group Properties, LLC and unto its successors and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 18, RESUBDIVISION OF LANE ESTATES, AS OF RECORD IN PLAT BOOK 4860, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

More Commonly Known As: 133 Shacklett Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the same unto said Newport Group Properties, LLC and unto its successors 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 Newport Group Properties, LLC 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 AVP this 3rd day of July, 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 3rd day of July, 2008.

Notary Public

My Commission Expires:

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

I, Elizabeth Maison do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

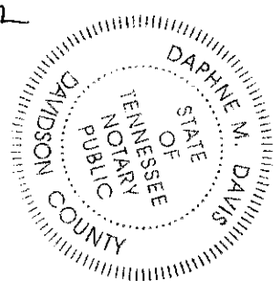
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-2009




(Seal)