Davidson County DEEDTRS
Recvd: 11/10/08 08:51 3 pgs
Fees:18.00 Taxes:457.22
20081110-0111139

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $123,572.40.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 14th day of October, 2008

Notary Public

SARAH ALT
MY COMMISSION # 12356789
EXPIRES: September 9, 2018
Saline County

My commission expires: 9/9/18

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.
The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1 c/o Saxon Mortgage Services, Inc. 4708 Mercantile Drive Fort Worth, TX 76137	The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1 c/o Saxon Mortgage Services, Inc. 4708 Mercantile Drive Fort Worth, TX 76137	Parcel No.: 147 04309014700

WHEREAS, Eddie T. Douglas, by Deed of Trust (the "Deed of Trust") dated January 7, 2008, of record as Instrument No. 20050112-0004669 in the Register's office for Davidson County, Tennessee, conveyed to Robert S. Coleman, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Deed of Trust by instrument of record as Instrument No. 20080911009305 3 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on September 19, 2008; September 26, 2008; and October 3, 2008; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Register of Deeds, t the Gaylord Entertainment Center, located at 501 Broadway, Nashville, Tennessee 37203, at 11:00 a.m. on October 10, 2008 and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Twenty Three Thousand Five Hundred Seventy Two Dollars and Forty Cents ($123,572.40). Robert S. Coleman, Jr., in his capacity as Successor Trustee, for and in consideration of Ten Dollars and No Cents ($10.00) and other good and valuable consideration, to it in hand paid by The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1, conveyed, transferred, and assigned unto The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1 said bid in the amount of One Hundred Twenty Three Thousand Five Hundred Seventy Two Dollars and Forty Cents ($123,572.40) at the request of Mortgage Electronic Registration Systems, Inc.

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1, (hereafter "Grantee") its successors, successors and assigns, certain real property located in Madison, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 112 Cumberland Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of October, 2008 at 8:00 a.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 14th day of October, 2008 at 8:30 a.m. CST.

My commission expires: 9/9/08

Notary Public

SARAH ALT
MY COMMISSION # 7367689
EXPIRES: September 9, 2018
Saline County

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 48 and the West 15 feet of Lot No. 47, Block "C" on the plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot and part of said Lot adjoin and front together 65 feet on the South side of Cumberland Avenue and run back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Eddie T. Douglas, a single woman, from Ronald Brinegar and Shirley Faye Brinegar, by deed on January 7, 2005, of record in Instrument Number 20050112-0004668, Register's Office for Davidson County, Tennessee.

More Commonly Known As: 112 Cumberland Avenue, Madison, TN 37115