Davidson County DEEDTRS
Recvd: 11/17/08 13:25 3 pgs
Fees:18.00 Taxes:320.79
20081117-0113236

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $86,700.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 7th day of November, 2008.

Notary Public

My commission expires: 7/9/18

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
The Bank of New York Mellon as Successor Trustee under Novastar Mortgage Funding Trust 2004-1
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Send Tax Bills To:
The Bank of New York Mellon as Successor Trustee under Novastar Mortgage Funding Trust 2004-1
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Map-Parcel Nos.
Parcel No.: 084.11-208.00

WHEREAS, Gary Courtney and Virginia Courtney, by Deed of Trust (the "Deed of Trust") dated January 20, 2004, of record as Instrument No. 20040209-0015319, in the Register's office for Davidson County, Tennessee, conveyed to Bridgehouse Title, 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. 20081008-0102204 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 October 17, 2008; October 24, 2008 and October 31, 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 at the Gaylord Entertainment Center located at 501 Broadway in Nashville, Tennessee, at 11:00 a.m. on November 7, 2008, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of Eighty Six Thousand Seven Hundred Dollars and No Cents ($86,700.00). 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 2004-1, conveyed, transferred, and assigned unto The Bank of New York Mellon, as Successor Trustee under Novastar Mortgage Funding Trust 2004-1said bid in the amount of Eighty Six Thousand Seven Hundred Dollars and No Cents ($86,700.00) 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 2004-1, (hereafter "Grantee") its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 2311 Weona Drive, Nashville, Tennessee 37214

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 7th day of Nov., 2008 at 2:40 p.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 7th day of November, 2008 at 2:42 p.m. CST.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12367089
EXPIRES: September 9, 2018
Saline County

Exhibit "A"

Being Lot No. 1 on the Plan of Resubdivision of Lot 260 of a Subdivision of C.R. Quarles Landa Maplecrest, of record in Plat book 6200, page 493, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary Courtney and wife, Virginia Courtney, by Deed from Wesley W. Fried and wife, Amanda L. Fried, of record in Instrument No. 20040209-0015318.