Davidson County DEEDWARR
Recvd: 12/11/08 14:10 3 pgs
Fees:18.00 Taxes:116.55
20081211-0119482

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

Please Return to:

The actual consideration or value, whichever is greater, for this transfer is $31,500.00

ANDREW WILEY
STATE OF TENNESSEE NOTARY

Grantee or Agent of Grantee

Subscribed and sworn before me this the 9th day of December, 2008.

Notary Public
My commission expires: 1/23/10

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.
Jared T. Peters	Jared T. Peters	71-15-511.00
1305 Pennock Ave.	1307 Gen MacArthur Dr	
Nashville, TN 37207	Brentwood, TN 37207	

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 Jared T. Peters the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Jared T. Peters 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: 1305 Pennock Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the same unto said Jared T. Peters 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 Jared T. Peters 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 19th day of November 2008.

Name: By: Mike Pearce
Title: Its Authorized Signatory
Novastar Mortgage, Inc., by its Attorney-in-Fact, 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 Mike Pearce, 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 Mike Pearce.

Witness my hand and official seal this the 19th day of November, 2008.

Notary Public

My Commission Expires:
3-11-2012

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

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1, of the Resubdivision of Lots 266, 267, and 268, on the Plan of Highland Land Company's Subdivision, of record in Instrument No. 20060127-0010918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guadalupe Z. Bailey, a single woman by deed from Jillian Etherington, an unmarried person, dated March 23, 2006, recorded March 31, 2006, of record in Instrument No. 20060331-0036352, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Novastar Mortgage, Inc. by Quitclaim Deed from Guadalupe Z. Bailey and Washington Mutual Bank, dated august 8, 2008, recorded September 9, 2008, of record in Instrument No. 20080909-0092096, Register's Office for Davidson County, Tennessee.