Davidson County DEEDTRS
Recvd: 12/29/08 14:48 3 pgs
Fees:18.00 Taxes:393.13
20081229-0123010

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $106,250.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 18th day of December, 2008

Notary Public

SARAH ALT
MY COMMISSION # 12367689
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
The Bank of New York Mellon, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2005-4
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, Series 2005-4
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Map-Parcel Nos.
Parcel No.: 151.10-243.00

WHEREAS, Otto Adkerson and Peggy Ann Adkerson, by Deed of Trust (the "Deed of Trust") dated November 28, 2005, of record as Instrument No. 20051130-0143778, in the Register's office for Davidson County, Tennessee, conveyed to J. Phillip Jones, 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. 20080709-0070542 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 November 28, 2008; December 5, 2008; and December 12, 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 December 17, 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 Six Thousand Two Hundred Fifty Dollars and No Cents ($106,250.00). 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, Series 2005-4, conveyed, transferred, and assigned unto The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-4said bid in the amount of One Hundred Six Thousand Two Hundred Fifty Dollars and No Cents ($106,250.00) 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, Series 2005-4, (hereafter "Grantee") its successors, successors and assigns, certain real property located in Antioch, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 7112 S. Hampton Drive, Antioch, Tennessee 37013

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 18th day of December, 2008 at 12:18 p.m. CDT.

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 18th day of December, 2008 at 12:19 p.m. CST.

My commission expires: 9/9/18

Notary Public

SARAH ALT
NOTARY PUBLIC
STATE OF ARKANSAS
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

SARAH ALT
NOTARY PUBLIC
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Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 91, on the plan of Phase 3, Villages of Long Hunter PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal desgription.

Being the same property conveyed to Timothy S. Minser and Wai Kuen Iris Minser, married, from Ole South Properties, Inc., by Warranty Deed dated Decemver 12, 2003 and recorded December 19, 2003 in Instrument No. 20031219-0181057, Register's Office for Davidson County.

Being the same property conveyed to Otto Adkerson from Timothy S. Minser and Wai Kuen Iris Minser, married by Deed dated November 28, 2005, recorded November 30, 2005, in Instrument No. 20051130-0143777, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback line, if any, and easement and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.