(13)

Davidson County DEEDWARR
Recvd: 12/30/08 09:49 2 pgs
Fees:13.00 Taxes:123.58

20081230-0123306

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 33,400.00 .

Grantee or Agent of Grantee

Subscribed and sworn before me this the 1st day of Dec 2008.

Notary Public
My commission expires:

ANGELA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER 10, 2009

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.
Roberto Galvan	New Owner	Map 052-010, Parcel 277
907 Tamarack N.		
Madison, TN 37115		

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2003-4, 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 Roberto Galvan the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Roberto Galvan and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

BEING LOTS NO. 35, 36, AND THE SOUTHERLY ONE-HALF OF LOT NO. 34, BLOCK "B" ON THE MAP OF THE RESUBDIVISION OF POWER & ROTH'S SUBDIVISION OF A PART OF MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES AND CONDITION OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

More Commonly Known As: 762 Madison Boulevard, Madison, Tennessee 37115.

Being the same property conveyed to The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2003-4, ~~by its Attorney-in-Fact, Saxon Mortgage Services, Inc.,~~ by Successor Trustee's Deed of record in Instrument No. 20081230-0123304, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto said Roberto Galvan and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2003-4, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Roberto Galvan 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 _____ this 21 day of November, 2008.

Name: Jennifer Steele
Title: AVP
The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2003-4, 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 Jennifer Steele, 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 The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2003-4, 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 AVP.

Witness my hand and official seal this the 21 day of November, 2008.

My Commission Expires:
03/11/2012

Notary Public

ALICIA K. LUGENBEEL
Notary Public, State of Kansas
My Appointment Expires
March 11, 2012