Davidson County DEEDWARR
Recvd: 01/07/09 11:09 2 pgs
Fees:13.00 Taxes:207.57
20090107-0001615

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,100.00 .

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Marie Bradford
Grantee or Agent of Grantee

Subscribed and sworn before me this the 31st day of December, 2008.

Notary Public
My commission expires: 11-22-10

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.
Marvin D. Cook	Marvin D. Cook	059.09-0-124.00
P.O. Box 148761	P.O. Box 148761	
Nashville, TN 37218	Nashville, TN 37218	

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1, 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 Marvin D. Cook, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Marvin D. Cook, and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

LOT NUMBER 174 ON THE PLAN OF HAYNES ESTATES, SECTION III, OF RECORD IN BOOK 4176, PAGE 80, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NUMBER 174 FRONTS 72 FEET ON THE NORTHERLY SIDE OF BRAY DRIVE AND RUNS BACK BETWEEN LINES, 182 FEET ON THE EASTERLY SIDE AND 173.61 FEET ON THE WESTERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 99.08 FEET THEREON.

More Commonly Known As: 3220 Bray Drive, Nashville, Tennessee 37218.

Being the same property conveyed to The Bank of New York Mellon, as Successor Indenture Trustee under Novastar Mortgage Funding Trust 2006-1, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP as Substitute Trustee, of record in Instr. 20081219-0121386, said Register's Office.

Power of Attorney of record in Instrument 20090107-0001614,
said Register's Office.

TO HAVE AND TO HOLD the same unto said Marvin D. Cook, and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Marvin D. Cook, 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 29th day of Dec, 2008.

Name: By: Mike Pearce
Title: Its Authorized Signatory
The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1, 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 The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1, 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 29th day of December, 2008

My Commission Expires:

Notary Public

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