03

Kathy Tittle
48-A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)



The actual consideration or value, whichever is greater, for this transfer is $38,750.00 .

Rachelle Caudill
Grantee or Agent of Grantee

Davidson County DEEDWARR
Recvd: 01/16/09 11:07 3 pgs
Fees:18.00 Taxes:143.38
20090116-0004255

Subscribed and sworn before me this the 13th day of January, 2009.

Diane K Mann
Notary Public
My commission expires: 2/22/09

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.
Eldon R. Spraker, III	Eldon R. Spraker, III	060.16-0-046.00
6600 ELLESMERE ROAD	NEW OWNER	
NASHVILLE, TN 37205		

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1, 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 Eldon R. Spraker, III, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Eldon R. Spraker, III, and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56, ON THE PLAN OF CAPITOL VIEW SUBDIVISION, OF RECORD IN BOOK 974, PAGES 52-53, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED WITHIN THE PROPERTY DESCRIBED ABOVE, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF LOT NO. 56 CONVEYED TO WILLIAM C. MILLER AND WIFE, MARGARET S. MILLER BY DEED OF RECORD IN BOOK 2636, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALTER L. CHRISTIAN BY DEED FROM ESTATE OF HENRY M. CHAMBLISS, DATED JANUARY 28, 2005, RECORDED FEBRUARY 2, 2005, OF RECORD IN INSTRUMENT NO. 20050202-0012090, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST 2005-1, ITS SUCCESSORS AND/OR ASSIGNS BY SUCCESSOR TRUSTEE'S DEED FROM ROBERT S. COLEMAN, JR., SUCCESSOR TRUSTEE, DATED AUGUST 22,2008, RECORDED AUGUST 29,2008, OF RECORD IN INSTRUMENT NO. 20080829-0088778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

More Commonly Known As: 2827 Brunswick Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the same unto said Eldon R. Spraker, III, 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 2005-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Eldon R. Spraker, III, 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 Assistant Vice President this 9th day of January, 2009.

Name: By: John Crockett
Title: Its Authorized Signatory

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2005-1, 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 John Crockett, 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 2005-1, 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 John Crockett.

Witness my hand and official seal this the 9th day of January, 2009.

My Commission Expires:
3-11-2012

Notary Public

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