Davidson County DEEDTRS
Recvd: 01/26/09 16:00 3 pgs
Fees:18.00 Taxes:335.63
20090126-0006803

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $90,710.62.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 16th day of January, 2009.

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
Deutsche Bank National Trust Company
as Successor Trustee under Novastar
Mortgage Funding Trust, Series 2007-2
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Send Tax Bills To:
Deutsche Bank National Trust Company
as Successor Trustee under Novastar
Mortgage Funding Trust, Series 2007-2
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Map-Parcel Nos.
Parcel No.: 118.04-149.00

WHEREAS, Leonard Fortner and wife, Marian E. Fortner, by Deed of Trust (the "Deed of Trust") dated October 18, 2006, of record as Instrument No. 20061027-0133657, in the Register's office for Davidson County, Tennessee, conveyed to Raymond E. Lacey, 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 Oak Street Mortgage, LLC.;

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. 20081002-0100172 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 December 26, 2008; January 2, 2009 and January 9, 2009; 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 in Nashville, Tennessee, at 11:00 a.m. on January 16, 2009, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Thousand Seven Hundred Ten Dollars and Sixty Two Cents ($90,710.62). 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 Deutsche Bank National Trust Company, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2007-2, conveyed, transferred, and assigned unto Deutsche Bank National Trust Company, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2007-2 said bid in the amount of Ninety Thousand Seven Hundred Ten Dollars and Sixty Two Cents ($90,710.62) 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 Deutsche Bank National Trust Company, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2007-2, (hereafter "Grantee") its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 2219 Winford Avenue, Nashville, Tennessee 37211

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 16th day of Jan, 2009 at 12:28 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 16th day of January, 2009 at 12:31 p.m. CST.

My commission expires: 9/9/18

Notary Public

SARAH ALT
MY COMMISSION # 12367689
EXPIRES: September 9, 2018
Saline County

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 3 on an unrecorded plan of a Resubdivision of a part of Lots 8 and 9 on the Plan of Melrose of record in Book 57, Page 44, said Register's Office.

Being the same property conveyed to Marian E. Fortner and husband, Leonard Fortner by Warranty Deed from Elizabeth D. Bogle and Carson Bogle as joint tenants with right of survivorship, dated February 20, 1992 and recorded February 26, 1992 in Book 8558, Page 917, Register's Office of Davidson County.