Davidson County - DEEDWARR
Recvd: 01/27/09 11:42 2 pgs
Fees:13.00 Taxes:244.20
20090127-0007045

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is 66,000.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 15 day of January, 2009.

Notary Public
My commission expires: 9/15/10

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.
Filbert J. Martocci, III	Filbert J. Martocci, III	084.11-208.00
906 Wilson Pike	Same	
Brentwood TN 37027		

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2004-1, 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 Filbert J. Martocci, III, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Filbert J. Martocci, III, and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOT 260 OF A SUBDIVISION OF C.R. QUARLES LANDA MAPLECREST, OF RECORD IN PLAT BOOK 6200, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

More Commonly Known As: 2311 Weona Drive, Nashville, Tennessee 37214.

Being the same property conveyed to the Bank of New York Mellon as Successor Trustee by Successor Trustee's deed recorded as Instrument number 200811170113236, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto said Filbert J. Martocci, 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 2004-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Filbert J. Martocci, 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 Asst Vice Pres this 13th 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 2004-1, 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 2004-1, 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 13th 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