Davidson County DEEDWARR
Recvd: 01/28/09 10:19 2 pgs
Fees:13.00 Taxes:162.43

20090128-0007326

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $43,900.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 23 day of Jan.,

Notary Public
My commission expires: 5/18/10

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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.
Elaine M. Higgins	Elaine M. Higgins	81/03/234.00
409 Jordyn Leigh Ct.		
Joelton, TN 37080		

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 Elaine M. Higgins, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Elaine M. Higgins, and unto her heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

LOT NO. 7 ON THE PLAN OF C. E. RAYMOND'S PLAN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 57, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST 2005-1 BY SUBSTITUTE TRUSTEE'S DEED DATED 12/5/08, FILE 1/7/09 FROM DENISE GRIFFIN, MANAGING FORECLOSURE ATTORNEY OF RECORD BY INSTRUMENT NO. 20090107-0001517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

More Commonly Known As: 2115 11th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the same unto said Elaine M. Higgins, and unto her 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 Elaine M. Higgins, 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 21st 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 21st day of January, 2009.

My Commission Expires:

Notary Public

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