After Recording Return To:
SL# 1745051
Loan#: 2000343387
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

Davidson County DEEDWARR
Recvd: 02/04/09 11:44 3 pgs
Fees:18.00 Taxes:222.00
20090204-0009539

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
04309014700

SPECIAL WARRANTY DEED

Property Owner:
JERRY E. JAMISON
LELLA JAMISON
108 Cumberland Avenue,
Madison, TN 37115

Send Tax Bills To:
Jerry E. Jamison
Lella Jamison
108 Cumberland Avenue
Madison, TN 37115

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 27 day of January, 2009, between THE BANK OF NEW YORK MELLON, as Successor Trustee Under Novastar Mortgage Funding Trust 2005-1, with a business address of 4708 Mercantile Drive, Fort Worth, TX 76137 ("**GRANTOR**"), and JERRY E. JAMISON and LELLA JAMISON, husband and wife, as joint tenants with the right of survivorship, residing at 108 Cumberland Avenue, Madison, TN 37115, ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

BEING LOT NO. 48 AND THE WEST 15 FEET OF LOT NO. 47, BLOCK "C" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 65 FEET ON THE SOUTH SIDE OF CUMBERLAND AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 165 FEET TO A DEAD LINE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST 2005-1 BY SUCCESSOR TRUSTEE'S DEED RECORDED 11/12/2008 IN BOOK D331 PAGES 45-47 IN DAVIDSON COUNTY, TENNESSEE. (Instrument # 20081110-0111139)

Property Address: 112 Cumberland Avenue, Madison, TN 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.
Signed, sealed and delivered in our presence:

Alica Lugenbeel
Printed Name

D. Glasscock

D. Glasscock
Printed Name

THE BANK OF NEW YORK MELLON, as Successor Trustee Under Novastar Mortgage Funding Trust 2005-1 by Saxon Mortgage Services Inc as attorney in fact

By: _____
By: John Crockett
Its: **Its Authorized Signatory**

STATE OF Kansas } **COUNTY OF** Johnson }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 27th day of January, 2009, the undersigned authority, personally appeared John Crockett, who is the AVP of THE BANK OF NEW YORK MELLON, as Successor Trustee Under Novastar Mortgage Funding Trust 2005-1, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown himself as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

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

NOTARY PUBLIC Ben Carrillo
My Commission Expires 3-11-2012

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $60,000.00 (Sixty Thousand).

Jeanette Burkhart
Affiant Jeanette Burkhart

Subscribed and sworn to before me
this 27th day of January, 2009.

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

NOTARY PUBLIC
Ben Carrillo
My Commission Expires: 3-11-2012

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**