BILL GARRETT, Davidson County
Trans:T20090018541 DEEDWARR
Recvd: 03/19/09 15:48 2 pgs
Fees:13.00 Taxes:464.35
20090319-0024906

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,500.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 3rd day of MARCH, 2009.

Notary Public
My commission expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Priscilliano Ruiz and Migdalia Escoto
315 BONNA HURST DR
HERMITAGE, TN 37076

Send Tax Bills To:
Priscilliano Ruiz and Migdalia Escoto
c/o COUNTRYWIDE BANK, FSB
6400 LEGACY DRIVE
PLANO, TX 75027

Map-Parcel Nos.
074.12-028.00

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trustee 2005-3, 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 ~~Priscilliano~~ Ruiz and Migdalia Escoto, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said ~~Priscilliano~~ Ruiz and Migdalia Escoto, and unto their heirs and assigns forever the following described land, situated in ~~Rutherford~~ DAVIDSON County, Tennessee, to-wit:

LOT NUMBER 754 ON THE PLAN OF HERMITAGE HILLS, SECTION 7, AS OF RECORD IN PLAT BOOK 3300, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

More Commonly Known As: 315 Bonnahurst Drive, Hermitage, TN 37076.

Being the same property conveyed to Grantor by Deed of record in Instrument No. 20081216-0120278, Regiser's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto said ~~Priselliano~~ Priciliano Ruiz and Migdalia Escoto, and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trustee 2005-3, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said ~~Priselliano~~ Priciliano Ruiz and Migdalia Escoto, 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 authorized signatory this 17 day of February, 2009.

Name: By: Jennifer Steele
Title: Its Authorized Signatory
The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trustee 2005-3, 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 Jennifer Steele, 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 Trustee 2005-3, 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 AVP.

Witness my hand and official seal this the 17 day of February, 2009.

My Commission Expires:
3-11-12

Notary Public

ALICIA K. LUGENBEEL
Notary Public, State of Kansas
My Appointment Expires
March 11, 2012

RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

2313