Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Wilson)

BILL GARRETT, Davidson County
Trans:T20090021551 DEEDWARR
Recvd: 04/01/09 14:07 2 pgs
Fees:13.00 Taxes:481.00
20090401-0029370

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Angela Friedli
Grantee or Agent of Grantee

Subscribed and sworn before me this the 27 day of March, 2009.

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 12, 2012

Kathleen A Tomlinson
Notary Public
My commission expires: 1-12-12

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

Address of New Owner
Angela D. Friedli
1204 Danbury Ct.
Nashville TN 37214

Send Tax Bills To:
~~Angela D. Friedli~~ Magna Bank
6525 Quail Hollow Rd #310
Memphis TN 38120

Map-Parcel Nos.
108040A08000CO

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2006-1, 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 Angela D. Friedli, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Angela D. Friedli, and unto her heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

LOT NUMBER 28, ON THE PLAT OF THE VILLAGES OF LARCHWOOD, PHASE II, SECTION 3, OF RECORD IN BOOK 9700, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

More Commonly Known As: 1204 Danbury Ct., Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the same unto said Angela D. Friedli, 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 2006-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Angela D. Friedli, 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 23rd day of March, 2009.

Name: By: John Crockett
Title: Its Authorized Signatory
The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2006-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., recorded on January 7, 2009, in Instrument No. 30090107-0001614, in Davidson County, TN.

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 2006-1, 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 23rd day of March, 2009.

My Commission Expires:
03-11-2012

Notary Public

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