BILL GARRETT, Davidson County
Trans:T20090076689 DEEDWARR
Recvd: 11/10/09 08:53 2 pgs
Fees:13.00 Taxes:236.80
20091110-0103826

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of October, 2009 by and between **Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2** party of the first part, and **J. David Pearson**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 272, Building 49, together with the garage space No. 2720, on the Plan of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Page 128, Register's Office for said County to which plan reference is hereby made for a more complete description..
>
> This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20090817-0077068, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, including in Book 4675, Page 128; Book 4675, Page 129 and Book 4675, Page 130; Charter of record in Book 4836, Page 610; Easements of record at Instrument No. 20040603-0065549; Master Deed of record in Book 4834, Page 257 amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354; Book 7610, Page 973 and Book 6237, Page 644 , in the Register's Office of Davidson County, Tennessee; year 2009 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2
By: Saxon Mortgage, Inc., as Attorney in Fact
By: _____
Printed Name: AARON GARCIA, AVP
Title: _____

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared AARON GARCIA, AVP, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AVP of **Saxon Mortgage Services, Inc**, which caused this instrument to be executed on behalf of **Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2** , the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Funding Trust, Series 2007-2** .

WITNESS my hand, at office, this 9TH day of OCTOBER, 2009.

Notary Public
CHERYL A O'HARA
Commission #579094
My Commission Expires
June 9, 2013
State of Utah

Notary Public

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
C2132755

PROPERTY ADDRESS:
810 Bellevue Road, Building 49
Nashville, TN 37221

PARCEL ID NUMBER: 14206OB 27200CO
PROPERTY OWNER AND ADDRESS:
David Pearson
4094 Hillsboro Pike #203
Nashville, TN 37215

MAIL TAX BILLS TO:
David Pearson
4094 Hillsboro Pike #203
Nashville, TN 37215

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $64,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant
Subscribed and sworn before me this 16th day of October, 2009.

Rosalie A. Wood
Notary Public

Commission expiration: 2/23/2011

ROSALIE A. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

This deed is prepared with information provided by First American Title Insurance Company
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