BILL GARRETT, Davidson County
Trans:T20090087704 DEEDWARRSP
Recvd: 12/30/09 15:17 2 pgs
Fees:13.00 Taxes:258.63
20091230-0118655

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of December, 2009 by and between **The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-2** party of the first part, and **Jeff Rowlett** _____, 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 Lot No. 122 on the Map of Woodberry Park Subdivision, as of record in Book 2133, Page 117, Register's Office for said County. Said Lot 122 fronts 77 feet on the Northerly side of Woodberry Drive and runs back 334.4 feet on the West line and 342.7 feet on the East line to a dead line, measuring 77.6 feet thereon.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20091112-0104317, 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, easements and other matters of record, including in Plat Book 2133, Page 117; Avigation Easement of record in Book 9367, Page 10; Restrictions of record in Book 2297, Page 194, in the Register's Office of **Davidson** County, Tennessee; year 2010 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.

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-2
By: Saxon Mortgage Services, Inc., its Attorney in Fact

By: _____
Printed Name: LaDee L. Taylor
Title: Assistant Vice President

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared LaDee L Taylor, (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 **The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-2**, the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-2.**

WITNESS my hand, at office, this 17 day of December, 2009.

_____
Notary Public

Commission Expiration: June 3, 2013

Notary Public
BRANDON THOMPSON
Commission #579028
My Commission Expires
June 3, 2013
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
FF17436/C2998727

PROPERTY ADDRESS:
2638 Woodberry Drive
Nashville, TN 37214

PARCEL ID NUMBER: 09605007100

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Jeff Rowlett
1105 Shadow Lane
Mt. Juliet, TN 37122

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 **$69,900.00** 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 22nd day of December, 2009.

_____
Notary Public

Commission expiration: 10/26/10

KRISTINA D. MACRE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.the bank of NY Mellon.Woodberry.Davidson.wpd