SUCCESSOR TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20100005244 DEEDTRS
Recvd: 01/27/10 09:55 2 pgs
Fees:13.00 Taxes:352.24
20100127-0006806

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $95,200.00.

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 15th day of January 2010.

ANGEL A. WEBER NOTARY PUBLIC #12370890 EXPIRES 5-18-2019 PULASKI COUNTY, AR

Notary Public

My commission expires: 5-18-19

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Deutsche Bank National Trust Company, as Successor Trustee for NovaStar Mortgage Funding Trust. Series 2007-1
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Send Tax Bills To:
Deutsche Bank National Trust Company, as Successor Trustee for NovaStar Mortgage Funding Trust. Series 2007-1
c/o Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Fort Worth, TX 76137

Map-Parcel Nos.
Parcel No.: 05814006900

WHEREAS, Luster C. Brown and Janet L. Brown, by Deed of Trust (the "Deed of Trust") dated November 27, 2006, of record as Instrument No. 20061204-0149311, in the Register's office for Davidson County, Tennessee, conveyed to J. Phillip Jones, as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Novastar Mortgage, Inc..;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Deed of Trust by instrument of record as Instrument No. 20091214-0113713 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. newspaper on December 25, 2009; January 1, 2010 and January 8, 2010.; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Sommet Center located at 501 Broadway in Nashville, Tennessee, at 11:00 a.m. on January 15, 2010, and Mortgage Electronic Registration Systems, Inc. being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Five Thousand Two Hundred Dollars and No Cents ($95,200.00). Robert S. Coleman, Jr., in his capacity as Successor Trustee, for and in consideration of Ten

Dollars and No Cents ($10.00) and other good and valuable consideration, to it in hand paid by Deutsche Bank National Trust Company, as Successor Trustee for NovaStar Mortgage Funding Trust. Series 2007-1, conveyed, transferred, and assigned unto Deutsche Bank National Trust Company, as Successor Trustee for NovaStar Mortgage Funding Trust. Series 2007-1 said bid in the amount of Ninety Five Thousand Two Hundred Dollars and No Cents ($95,200.00) at the request of Mortgage Electronic Registration Systems, Inc.

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Deutsche Bank National Trust Company, as Successor Trustee for NovaStar Mortgage Funding Trust. Series 2007-1, (hereafter "Grantee") its successors, successors and assigns, certain real property located in Nashville, Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 234 in Enchanted Hills, Section X, a plan of which is of record in Book 4460, Page 39, Register's Office of Davidson County, Tennessee.

Said Lot No. 234 fronts 120.1 feet on the easterly margin of Queens Lane and Runs back between lines, the northerly line being 374.1 feet and the southerly line being 352.2 feet to a line in the rear measuring 121.99 feet thereon.

Being the same property conveyed to Luster F. Brown by deed from James Moore of record in Book 8653, Page 768, Register's Office of Davidson County, Tennessee.

This is improved property known as: 104 Queens Lane, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15th day of Jan, 2010 at 2:00 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 15th day of January, 2010 at 2:00 p.m. CST.

My commission expires: 5-18-19

Notary Public

ANGEL A. WEBER NOTARY PUBLIC #12370890 EXPIRES 5-18-2019 PULASKI COUNTY, AR