210020334

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Wilson)

Davidson County DEEDWARRSP
Recvd: 02/26/10 14:37 3 pgs
Fees:18.00 Taxes:231.25
20100226-0014979

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Ruthanne Terrell
Grantee or Agent of Grantee

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn before me this the 19th day of February, 2010.

Kimie Perry
Notary Public
My commission expires: 6-5-12

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

Address of New Owner
Ruthanne Terrell
222 Green Harbor Road
Old Hickory, TN 37138

Send Tax Bills To:
Ruthanne Terrell
222 Green Harbor Road
Old Hickory, TN 37138

Map-Parcel Nos.
64-04-85.00

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, 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 Ruthanne Terrell, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Ruthanne Terrell, and unto her heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT 7B ON THE PLAN OF ZONE OF LOT-DIVISION LOT 7, LAKE COUNTRY, AS OF RECORD IN BOOK 5800, PAGE 352, AMENDING BOOK 5200, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to THE BANK OF NEW YORK MELLON, A SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1 by deed from ROBERT S. COLEMAN, JR., SUCCESSOR TRUSTEE of record in Instrument No. 20091030-0100496 and filed for record on 10/30/09, Register's Office for Davidson County, Tennessee.

This is improved property known as: 212 Lake Cove, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the same unto said Ruthanne Terrell, 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, Series 2005-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Ruthanne Terrell, 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 Assistant Vice President this 16th day of February, 2010.

Name: By: Jennifer Steele
Title: Its Authorized Signatory
The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, 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 Assistant Vice President of 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, Series 2005-1, 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 Assistant Vice President.

Witness my hand and official seal this the 16th day of February, 2010.

My Commission Expires:
March 11, 2012

Notary Public

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

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

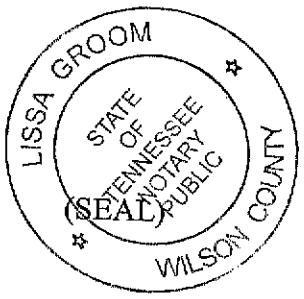
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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