BILL GARRETT, Davidson County
Trans:T20100012378 DEEDWARRSP
Recvd: 03/02/10 15:35 2 pgs
Fees:13.00 Taxes:259.37
20100302-0016041

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5 day of February, 2010, by and between, The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust Series 2006-3, hereinafter called Grantor, and Charles D. Simms, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 102 of Gra-Mar Acres, Section 1, as of record in Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed by Successor Trustee's Deed of record in Instrument Number 20090803-0072559, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 5 day of February, 2010

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust Series 2006-3, by Saxon Mortgage Services, Inc.

BY: _____ Jodelle Herrera
~~Asst Vice-Pres~~

TITLE: _____

STATE OF Florida

COUNTY OF Broward

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Jodelle Herrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant Vice President of Saxon Mortgage Services, Inc., and who acknowledged that she/he as Assistant Vice President, being authorized so to do, executed and delivered the foregoing instrument on behalf of The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust Series 2006-3, by and through Saxon Mortgage Services, Inc. (hereinafter referred to as "The Bank of New York Mellon"), as its attorney-in-fact and as the free act and deed of the within named The Bank of New York Mellon.

Witness my hand and seal, this 5 day of February, 2010.

_____
Notary Public NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

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Property Address: 4402 Saunders Avenue, Madison, TN 37115
Parcel # 061070000100

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Charles D. Simms
2717 Bluefield Ave
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is 70,100.00

C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF February, 2010.

_____
Notary Public
My Commission Expires:

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

2671-083861-LC