BILL GARRETT, Davidson County
Trans:T20100032428 DEEDWARRSP
Recvd: 05/28/10 15:36 2 pgs
Fees:13.00 Taxes:222.00
20100528-0041487

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of May, 2010 by and between **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1** party of the first part, and **Timothy Townsend and Cathleen Townsend**, 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 the Eleventh District of Davidson County, Tennessee, being Lot No. 10 on the unrecorded Map of Core Subdivision, and more particularly described according to a survey thereof made in 1946 by Anderson & Gee, Surveyors, as follows:
>
> Beginning at a point in the southerly margin of Due West Avenue at the corner of Lot Nos. 9 and 10; thence with the line between said lots, southwardly 150 feet to a point; thence eastwardly 75 feet to the corner of Lot No. 11; thence with the line between Lot Nos. 10 and 11, northwardly 150 feet to the southerly margin of Due West Avenue; thence with the margin of the same, westwardly 75 feet to the point of beginning.
>
> This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20100203-0008767, 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, 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.

Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1
By: Saxon Mortgage, Inc., as Attorney in Fact
By: _____
Printed Name: AARON GARCIA
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 Anna Baker, (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 for NovaStar Mortgage Funding Trust, Series 2007-1**, 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 for NovaStar Mortgage Funding Trust, Series 2007-1**.

WITNESS my hand, at office, this 11 day of May, 2010.

_____
Notary Public

Commission Expiration: 6.4.13

Notary Public
JENNIFER CROWTHER
Commission #579310
My Commission Expires
June 4, 2013
State of Utah

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
C3135375

PROPERTY ADDRESS:
322 Due West Avenue
Madison, TN 37115

PARCEL ID NUMBERS: 05112007600
PROPERTY OWNER AND ADDRESS:
Timothy Townsend and Cathleen Townsend
322 Due West Avenue
Madison, TN 37115

MAIL TAX BILLS TO:
Timothy Townsend and Cathleen Townsend
306 E. Due West Avenue
Madison, TN 37115

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 $60,000.00 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 24th day of May, 2010.

Phyllis W. Frederick
Notary Public

Commission expiration: 2/13/13

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.Deutsche.322 Due West.Davidson.wpd

PHYLLIS W. FREDERICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY