BILL GARRETT, Davidson County
Trans:T20100043619 DEEDWARRSP
Recvd: 07/16/10 09:22 2 pgs
Fees:13.00 Taxes:769.60
20100716-0055803

S&K #: 10-002870

SPECIAL WARRANTY DEED

THIS DEED, between Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 organized and existing under the laws of the United States of America, hereinafter called Grantor, and LS Properties, LLC hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Lot Number 4, on the Plan of Birdhaven, as shown on Plat of record in Book 1130, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060717-0085699 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100305-0017146 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4

Title: Norma J. Dudgeon, AVP

By: Saxon Mortgage Services, Inc., its attorney in fact

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J Durgan, VP of Saxon Mortgage Services, Inc., as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/~~she~~/they executed the within instrument for the purposes therein contained and who further acknowledged that he/~~she~~/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 15 day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 12/4/2013

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/4/2013

STATE OF Tennessee
COUNTY OF Shelby

I 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 $208,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of July, 2010.

Notary Public

My commission expires: 06/18/2011

SCEDELLA A. MCATEE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

Property Address: 4106 LONE OAK ROAD, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LS Properties, LLC
9608 Stanfield Road
Brentwood, TN. 37027

Map & Parcel 131030X00100CO; 131030X00200CO AND 131030X003.00C0

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119