BILL GARRETT, Davidson County
Trans:T20110054556 DEEDWARRSP
Recvd: 09/02/11 11:43 2 pgs
Fees:13.00 Taxes:232.99
20110902-0068285

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 5 day of Aug, 2011 by and between **The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust Series 2005-4,** party of the first part, and **Christine Edwards**, 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:

Lot 21, Brook View Estates, Section 1, as shown on plat of record in Plat book 4460, Page 103, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Successor Trustee's Deed of record at Instrument No. 20101122-0092883, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances 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 he is lawfully seized in fee of the aforedescribed real estate; that he 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 including in Plat Book 4460, Page 103; Easements of record in Book 4653, Page 724 and Declaration of Covenants, Conditions and Restrictions of record in Book 4636, Page 317, in the Register's Office of **Davidson** County, Tennessee; year 2011 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.***

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.

The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust Series 2005-4
By: Saxon Mortgage Services, Inc., as Attorney in Fact

By: _____
Printed Name: Norma J. Dudgeon, AVP
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Norma J Dudgeon AVP of **Saxon Mortgage Services, Inc.**, a corporation, which caused this instrument to be executed on behalf of **The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust Series 2005-4**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust Series 2005-4.**

WITNESS my hand, at office, this 5 day of Aug, 2011.

_____
Notary Public

Commission Expiration: 6/17/13

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

PREPARED BY & RETURN TO:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
C3585851

ROPERTY ADDRESS:
613 Brook Drive
Antioch, TN 37013

TAX PARCEL ID NUMBER: 16210002100

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
Christine Edwards
4316 Summercrest Blvd. 521
Antioch, TN 37013

State of Colorado
County of Jefferson

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 **$62,970.00**, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

The Bank of New York Mellon as Successor trustee under NovaStar Mortgage Funding trust Series 2005-4

Affiant Norma J. Dudgeon, AVP By Saxon Mortgage Services, Inc. as its attorney in fact.

Subscribed and sworn before me this 5 day of Aug, 2011.

Notary Public

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

Commission expiration: 6/17/13

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