BILL GARRETT, Davidson County
Trans:T20120000854 DEEDWARRSP
Recvd: 01/05/12 08:28 2 pgs
Fees:13.00 Taxes:307.10
20120105-0000968

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 20 day of December, 2011 by and between The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, hereinafter called Grantor, and Gary Bryant, 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 Number 129 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, page 405 as amended in Plat Book 6900, Pages 550, 551, and 552, certificate of Correction of record in Book 7462, page 445 and Book 8110, page 401; amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20110906-0068941, 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 20 day of December, 2011.

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, by Saxon Mortgage Services, Inc., its attorney in fact.

SAXON MORTGAGE SERVICES, INC. CORPORATE SEAL

BY: _____ Ricardo J Mojica
Asst Vice-Pres

TITLE: _____

STATE OF Florida

COUNTY OF Broward

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Ricardo J. Mojica, 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 2005-1, 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 20 day of Dec, 2011

HOLLY HOKENSTROM
MY COMMISSION # DD 813876
EXPIRES: December 12, 2012
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: 12/12/12

****

Property Address: 1637 Aaronwood Drive, Old Hickory, TN 37138
Parcel # 063-160B03800CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Gary Bryant
481 John Wright Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF December 2011.

Notary Public
My Commission Expires:

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

2671-092974-LC