FILE NO. 33419
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May 1995

Notary Public

MY COMMISSION EXPIRES 7/3/98
(AFFIX SEAL)

BOOK 9666 PG 234

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMESH SHARMA et ux	S A M E	103-6-A-33
(NAME)	(NAME)	8DA 61917
6452 Fleetwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE FAIRBANKS CAPITAL CORP., OF UTAH, A Utah Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMESH SHARMA and wife, RANI SHARMA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

UNIT D-3, of Dunham's Station Condominium created under Title 66, Chapter 27, Sections 101 et deq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium set forth in Exhibit A-2 of said Master Deed, for a more complete identification and description.

BEING the same property conveyed to FAIRBANKS CAPITAL CORP., OF UTAH, a Utah Corporation, by Quitclaim Deed from FGB REALTY ADVISORS, INC., of record in Book 9600, Page 700, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Unit D-3 - 246 White Bridge Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of May, 19 95

FAIRBANKS CAPITAL CORP., OF UTAH, A Utah Corporation

By: K. A. Stevenson

Kim A. Stevenson, Treasurer

BOOK 9666 PG 235

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF UTAH
County

Before me, Inge S. Mavor a Notary Public in and for the State and County aforesaid, personally appeared Kim A. Stevenson

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of the FAIRBANKS CAPITAL CORP., OF UTAH a corporation, and that he as such Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

Witness my hand and official seal at Utah, this 2nd day of May, 1995.

NOTARY PUBLIC
INGE S. MAVOR
2197 Deer Holiday Dr.
Park City, Utah 84060
My Commission Expires
April 26, 1997
STATE OF UTAH

Notary Public

Commission Expires April 26, 1997

WARRANTY DEED

FROM

TO

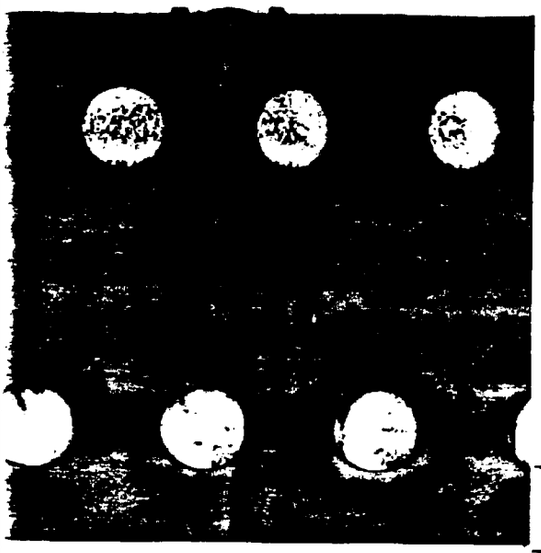
58503

IDENTIFICATION REFERENCE

95 MAY -8 AM 10:49

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

3497 05/08 0101 03CHECK 75.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

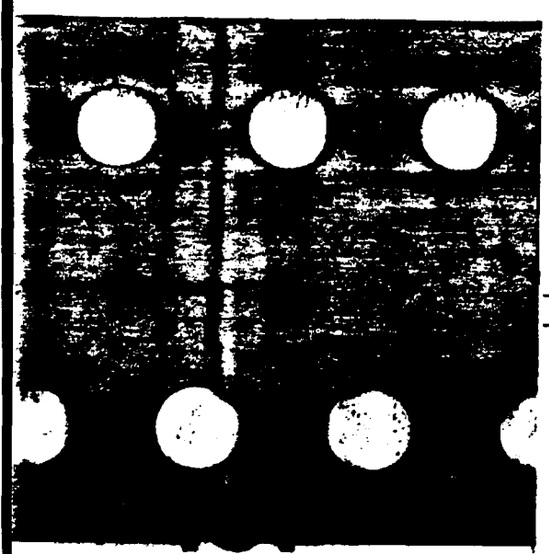
BOOK 9666 PG 236

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	18000.00
			CON TX	66.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	75.60
			CHECK	75.60

05/08/95 01 10:49 0001 3497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58503
IDENTIF. ↑ REFERENCE

95 MAY -8 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907903