Name and Address of New Owner(s):

BFH **BETTY** F. HUFFINE AND **HUSBAND**
KENNETH HUFFINE
410 Lanier Drive
Madison, TN 37115

Send Tax Bills to:
Same as New Owners

TAX ID NOS.
Map 52-2 Parcel 17

Instr:200003070022998 Page: 1 OF 3
REC'D FOR REC 03/07/2000 9:49:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $185.00

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **COMPANION MORTGAGE CORPORATION, BY AND THROUGH ITS ATTORNEY-IN-FACT, FAIRBANKS CAPITAL CORPORATION,** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **BETTY** BFH **F. HUFFINE AND HUSBAND, KENNETH HUFFINE** ("Grantees"), their successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"). BFH K.L.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to any and all notes, building setback lines, easements and other matters as may be set forth on the Revised Plan of Rainbow Terrace, Block E, of record in Book 1130, Page 85 in the records of the Register's Office for DAVIDSON County, Tennessee and subject to property taxes for the year 2000, which are a lien, but not yet due.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 28th day of February, 2000.

COMPANION MORTGAGE CORPORATION
BY ITS ATTORNEY-IN-FACT
FAIRBANKS CAPITAL CORPORATION
BY ITS DULY AUTHORIZED OFFICER(S)

TITLE: KIM A. STEVENSON, EXEC VICE PRESIDENT

ATTEST:
TITLE: DARYL W. LYMAN, ASST SEC/DOC CONTROL

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared KIM A. STEVENSON and DARYL W. LYMAN with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the EXEC VICE PRESIDENT and DARYL W. LYMAN Asst.Sec./Doc. Control respectively of **FAIRBANKS CAPITAL CORPORATION,** the within named Attorney-in-Fact for COMPANION MORTGAGE CORPORATION, and that KIM A. STEVENSON as such EXEC VICE PRESIDENT and DARYL W. LYMAN as such ASST SEC/DOC CONTROL being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of FAIRBANKS CAPITAL CORPORATION by the said KIM A. STEVENSON as such EXEC VICE PRESIDENT and attesting the same by the said Daryl W. Lyman as such ASST SEC/DOC CONTROL.

Further, said officer(s) of said FAIRBANKS CAPITAL CORPORATION have executed the foregoing instrument on behalf of COMPANION MORTGAGE CORPORATION as Attorney-in-Fact for COMPANION MORTGAGE CORPORATION, pursuant to a Limited Power of Attorney, which is being recorded simultaneously herewith. Said officers acknowledge that they executed the same as the free act and deed of the said COMPANION MORTGAGE CORPORATION.

14

Witness my hand and official seal at office at SALT LAKE CITY, UTAH, on this the 28th day of February, 2000.

Valina Radtke
Notary Public

My Commission Expires: 11/26/2001

VALINA RADTKE
NOTARY PUBLIC • STATE of UTAH
3815 SO W TEMPLE
SALT LAKE CITY, UT 84115
COMM. EXP. 11-26-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50000.00.

Betty F. Huffine
Affiant (Purchaser)

Subscribed and sworn to before me
this 1st day of March, 2000.

STATE OF TENNESSEE NOTARY PUBLIC DEANIE L. GREGORY

Deanie L. Gregory
Notary Public
My Commission Expires: 3-23-02

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being Lot No. 20, Block E, on the Revised Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Companion Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee which deed is dated November 19, 1999 and recorded November 24, 1999 in Book 11755, Page 576, Register's Office for DAVIDSON County, Tennessee.

THIS PROPERTY IS COMMONLY KNOWN AS 410 Lanier Drive, Madison, TN 37115.