Instr:200004240040326 Page: 1 OF 3
REC'D FOR REC 04/24/2000 2:54:29PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

Name and of New Owner(s):
Robert H. Braswell
2502 Woodyhill Drive
Nashville, TN 37207

Send Tax Bills to:
Same as New Owner

Tax ID Nos.
Map 71 Group 4 Parcel 182

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 Corp.**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to robert H. Braswell ("Grantee"), his 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").

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

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

> Taxes for the year 2000, a lien, but not yet and payable, a 20 foot permanent Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, any and all notes, building setback lines, etc. if any, as may be set forth on the plan of Joywood Heights, Section 2, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee 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 Grantee, his 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 13th day of April, 2000.

Companion Mortgage Corporation
BY ITS ATTORNEY-IN-FACT
Fairbanks Capital Corp.
BY ITS DULY AUTHORIZED OFFICER(S)

TITLE: KIM A. STEVENSON, EXEC VICE PRESIDENT

ATTEST:
TITLE: Carol A. Lynn 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 Carol A. Lynn Asst. Sec/Doc Control 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 Asst. Sec./Doc. Control respectively of **Fairbanks Capital Corp.** the within named Attorney-in-Fact for Companion Mortgage Corporation, and that they as such EXEC V.P. and Carol A. Lynn Asst. Sec/Doc Control as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Fairbanks Capital Corp. by the said Exec. Vice President as such ~~EXEC VICE PRES~~ Carol A. Lynn Asst. Sec/Doc Control and attesting the same by the said Carol A. Lynn Asst. Sec/Doc Control as such Asst. Sec/Doc Control

Further, said officer(s) of said Fairbanks Capital Corp. have executed the foregoing instrument on behalf of Companion Mortgage Corp. as Attorney-in-Fact for Companion Mortgage Corp. pursuant to a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and Fairbanks Capital Corp. acknowledges that it executed the same as the free act and deed of the said Companion Mortgage Corporation.

Witness my hand and official seal at office at SALT LAKE, Utah, on this the 13th day of April, 2000.

Valina Radtke
Notary Public

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

My Commission Expires: 11/26/01

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00.

Robert H. Brazwell
Purchaser

Subscribed and sworn to before me
this the 14th day of April, 2000.

STATE OF TENNESSEE NOTARY PUBLIC DEANIE L. GREGORY AT LARGE

Deanie L. Gregory
Notary Public

My Commission Expires: 3-23-02

THIS INSTRUMENT PREPARED BY & RETURN TO:
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 the Westerly 60 feet of Lot No. 212 on the Plan of Joywood Heights, Section 2, of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said part of Lot 212 fronts 60 feet on the Southerly margin of Woodyhill Drive and extends back 207 feet more or less on the Easterly line and 226.7 feet on the Westerly line to a dead line in the rear measuring 63.7 feet more or less thereon.

Being the same property conveyed to Companion Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, as of record in Instrument #199912130302580, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 2502 Woodyhill Drive, Nashville, TN 37207.