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THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614

Davidson County DEEDWARR
Recvd: 01/04/01 10:05 2pgs
Fees:11.00 Taxes:300.67
20010104-0001249

Map 91-8, Parcel 322

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **FAIRBANKS CAPITAL CORP.** does hereby bargin, sell, transfer and convey unto COMPANION MORTGAGE CORP., that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 29 on the Map of L. H. Davis Subdivision of Lot 41 of the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the westerly side of 43rd Avenue, North, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Fairbanks Capital Corp. by Trustee's Deed filed in Instrument No. 20000926-0095081, Register's Office for Davidson County, Tennessee.

GRANTEE(S), Companion Mortgage Corp. whose address is 4345 Main Street, Ste. 500, Kansas City, MO 64111 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee(s), their heirs and assigns, forever.

Said Fairbanks Capital Corp. warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Fairbanks Capital Corp. has executed this deed this 29 day of November, 2000.

FAIRBANKS CAPITAL CORP.

By: _____

Its: Christopher M West asst/sec

STATE OF UTAH :
COUNTY OF SALT LAKE :

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher M West with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be asst/sec of the Fairbanks Capital Corp., the within named bargainor, a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as asst/sec.

Witness my hand and official seal at office, this 29 day of November, 2000.

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of Utah
9692 SOUTH 1700 EAST
SANDY, UTAH 84092
COMM. EXP. 4-8-2003

Angie L Blackner
Notary Public

My Commission Expires:

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STATE OF ~~TENNESSEE~~ UTAH
COUNTY OF SALT LAKE

The actual consideration or value, whichever is greater, for this transfer is $ 81,263.12. Companion Mortgage Corp

E. M. C.
Affiant
Christopher M. West asst/sec

Sworn to and subscribed before me this 29 day of November, 2000.

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of UTAH
9692 SOUTH 1700 EAST
SANDY, UTAH 84092
COMM. EXP. 4-8-2003

Angie L Blackner
Notary Public

My Commission Expires:

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NAME & ADDRESS NEW OWNERS:

Companion Mortgage Corp.

SEND TAX BILLS TO:

NEW OWNER