Instrument prepared by
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
342-025a (cn)

Davidson County DEEDWARR
Recvd: 04/27/01 09:11 3pgs
Fees:15.00 Taxes:240.59
20010427-0042405

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15 day of March, 2001, by Fairbanks Capital Corporation, a Utah Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby grants, conveys and transfers to Companion Mortgage Corporation, Grantees, the following land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being I the West part of Lot No. 1 of Block 26, on the map of George I. Waddey's Subdivision of Midway, of record in Book 421, Page 55, Register's Office for said county. Said part of said lot fronts 50 feet on the south wide of Edan Street, and runs back between parallel lines, along the easterly margin of 32nd Avenue North, formerly India Street, 140 feet to an alley in the rear.

Being the same property conveyed to Fairbanks Capital Corporation, a Utah Corporation, from Robert W. Wilson, Jr., by Substitute Trustee's Deed, recorded on April 26, 2000, Instrument No. 200004260041411, Page 1 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3111 Albion Street, Nashville, TN 37209

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Fairbanks Capital Corporation, a Utah Corporation

by: _____
Signature
Kristen M Vannedor asst Sec doc imp

ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) **)ss**

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Kristen Vannedor **, the** Asst Sec **for Fairbanks Capital Corporation, a Utah Corporation, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Asst. Sec. **of Fairbanks Capital Corporation, a Utah Corporation and that he/she as such** Asst Sec. **is authorized to sign on behalf of Fairbanks Capital Corporation, a Utah Corporation to execute this instrument on behalf of the maker.**

Witness my hand and seal this 15 **day of March, 2001.**

Angie L Blackner
Notary Public

My commission expires:

_____
(Seal)

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

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 0 X which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

#165025

Affiant

Kristin M Varnedoe 9387 Sec doc cmm

Subscribed and sworn to before me this 15 day of March, 2001.

Notary Public

My commission expires:

(Seal)

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

Property owner and party responsible for payment of taxes:

Companion Mortgage Corporation
3111 Albion Street
Nashville, TN 37209

Tax Parcel ID No.: 92-05-151.00

Return to:

Cumberland Title Co.
216 Centerview Dr. #139
Brentwood, TN 37027