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

Davidson County DEEDWARR
Recvd: 04/27/01 09:11 3pgs
Fees:15.00 Taxes:240.59
20010427-0042406

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of March, 2001, by Companion Mortgage Corporation by its duly appointed attorney in fact, which appointment is evidenced by duly recorded Power of Attorney.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby grants, conveys and transfers to Joseph L. Perry, Grantee, 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 Companion Mortgage Corporation by Fairbanks Capital Corporation, a Utah Corporation, by Special Warranty Deed, recorded on _______, 2001, Instrument No. _____, Page ___ in the Register's Office of Davidson County, Tennessee.** **reflected on instrument recorded simultaneously herewith

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.

Companion Mortgage Corporation by Fairbanks Capital Corp., as attorney in fact under a Power of Attorney

by: _____
Signature
Kristen M Varnedoe Assistant Secretary

ACKNOWLEDGMENT

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

Before me, a notary public for the State and County aforesaid, personally appeared Kristen M Varnedoe, **as attorney in fact for Companion Mortgage Corporation, the within named bargainor, a corporation, and he, as such attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation thereto by himself as such attorney in fact.**

Witness my hand and seal 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

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, $65,025.00 which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant Brian A. Warren

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

Carolyn M. Noe

Notary Public

CAROLYN M. NOE
My Commission Expires
NOTARY PUBLIC AT LARGE
10-24-04
SHELBY COUNTY, TENNESSEE

My commission expires:

_____

(Seal)

Property owner and party responsible for payment of taxes:

Joseph L. Perry
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