Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-456
207332659

Davidson County DEEDWARR
Recvd: 04/03/02 08:58 3pgs
Fees:18.00 Taxes:96.20
20020403-0040186

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15TH day of March, 2002, by Conti Mortgage Corporation, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael O'Neill, Grantee, the following land in Davidson County, Tennessee:

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being the Westerly 43 feet of Lot No. 4 and the Easterly 20 feet of Lot No. 5on the Plan of Humprey Pierce Addition to East Nashville, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee. Said parts of Lots 4 and 5 front together 63 feet on the Southerly side of Wilburn Street and run back parallel lines 150 feet to an alley.

Being the same property conveyed to Conti Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated November 6, 2001 recorded November 16, 2001, of record in Instrument Number 200111160125758, Register's Office for Davidson County, Tennessee.

Commonly known as: 322 Wilburn Street, Nashville, TN 37207.

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 Grantee and unto His 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.

Conti Mortgage Corporation by its duly appointed attorney in fact:

BY: _____

Frank L. Visocky
Assistant Secretary
Document Control

Acknowledgment

State of Pennsylvania)
)ss.
County of Montgomery)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, , by Frank V. Socky **as** Asst Secretary **for Fairbanks Capital Corp., the Attorney in Fact for Conti Mortgage 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 Secretary **of Fairbanls Capital Corp., and that he/she as such** Asst. Secretary **is authorized to sign on behalf of Conti Mortgage Corporation, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 6th **day of March, 2002.**

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires March 25, 2002

_____
Notary Public

My commission expires:

_____

(Seal)

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, $ 26,000.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15TH day of March, 2002.

Notary Public

NICHOLAS HELTON, A NOTARY PUBLIC AT LARGE

My commission expires:

3/26/03

(Seal)

Property owner and party responsible for payment of taxes:

Michael O'Neill
322 Wilburn Street
Nashville, TN, 37207

Map No. 82-07-127.00

Return to:

Associate Closing & Title a Div. of
Wilson & Associate P.L.L.C.
5384 Poplar Suite 202
Memphis, TN 38119
901-682-9035 901-682-8517 Fax