27A
2 of 2

Davidson County DEEDWARR
Recvd: 04/25/02 08:27 2pgs
Fees:13.00 Taxes:111.00
20020425-0050929

This instrument prepared by
and after recording return to:

Linda S. Harris & Associates
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to:
c/o James Smith
1504 Riverside Drive
Nashville, TN 37206
Address of New Owner:

John Carter
2709 Bullock Street
Nashville, TN 37207

Map: 60 16

Parcel: 296

****

SPECIAL WARRANTY DEED

State of Florida
County of Duval

That **NationsCredit Financial Services Corporation** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **John Carter and James Smith**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson** County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 9B, Zone Lot Division of Lots 4-6 on the Plan of Joywood Heights of record in Book 6250, page 544, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to NationsCredit Financial Services Corporation by Substitute Trustee's Deed from Paul N Royal, Substitute Trustee, of record as Instrument #20010205-0011293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, which have been prorated and assumed by the grantee herein, and to any and all restrictions and easements as may be of record.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only

such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 19th day of **April**, **2002**.

By Fairbanks Capital Corp
Grantor
Attorney In Fact

Murray Puckett
Vice President

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public of said County and State, Murray Puckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is Vice President of Fairbanks Capital Corp, the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at office, this 19th day of **April**, **2002**.

Notary Public

My Commission Expires:

Notary Public State of Florida
MAUREEN F. SAUNDERS
Commission # CC746538
Expires 6/13/2002

State of Tennessee
County of Maury

The actual consideration or value for this property (whichever is greater) is $30,000.00.

Sworn to and subscribed before me this 19th day of **April**, **2002**.

Notary Public

My Commission Expires: 3-27-04

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.