Box 13
4049

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-857
0002105179

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of August, 2002, by TCIF REO2,LLC, Grantor, by its duly authorized attorney in fact.

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

Being Lot Number 96 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee. Said Lot Number 96 fronts 76 feet on the Westerly side of Kent Road, and runs back between lines, 157.6 feet on the Northerly side and 157.5 feet on the Southerly side to a dead line in the rear on which it measures 76 feet. * AKA TCIF REO2 LLC

Being the same property conveyed to TCIF, L.L.C.,* by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated February 4, 2002, recorded on April 24, 2002, of record in Instrument Number 20020424-0050384 at the Register's Office of Davidson County, Tennessee.

Commonly known as: 822 Kent Road, Nashville, TN .

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 her heirs and assigns forever.

Grantor covenants that it is seised 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.

Davidson County DEEDWARR
Recvd: 08/16/02 13:37 3pgs
Fees:18.00 Taxes:257.15
20020816-0099553

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

TCIF REO2,LLC, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

ITS: _____

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, by JOYCE KINDSVOGEL, DOC. CONTROL OFFICER **as** _____ **for Fairbanks Capital Corporation, the Attorney in Fact for TCIF REO2,LLC, 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** Doc Control officer **of Fairbanks Capital Corporation, and that he/she as such** Doc Control officer **is authorized to sign on behalf of TCIF REO2,LLC, 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 5th **day of August, 2002.**

_____
Notary Public

My commission expires:

4.8.03
_____
(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, $69,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Lana Cotter
Affiant

Subscribed and sworn to before me this 5th day of August, 2002.

Beth Triplett
Notary Public

My commission expires: 5/28/06

(Seal)

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Property owner and party responsible for payment of taxes:
Lana Cotter
822 Kent Road
Nashville, TN,

Map No. 96-13-75.00

Return to:

Associates 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