Box 7

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-914
0002164218

Davidson County DEEDWARR
Recvd: 09/04/02 13:55 3pgs
Fees:18.00 Taxes:147.63
20020904-0107068

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of August, 2002, by Fairbanks Capital Corporation.

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

Land in Davidson County, Tennessee, being the Southerly part of Lot numbered 208 in McGavock and Wetmore's Addition, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.
Said part of said Lot No. 208 fronts 40 feet on the East side of Alberta, now 14th Avenue North, and runs back between parallel lines, 170 feet, more or less, to an alley.

Being the same property conveyed to Fairbanks Capital Corp., by Substitute Trustee's Deed from James A. Crislip, Jr., dated May 3, 2002, recorded June 7, 2002, in instrument # 200206070069734, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1538 14th Avenue North, Nashville, TN 37208

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 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.

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

Fairbanks Capital Corporation

BY: JKindsvogel

ITS: JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

Acknowledgment

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

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, JOYCE KINDSVOGEL, DOC. CONTROL OFFICER **for Fairbanks Capital 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** Doc. Control Officer **for Fairbanks Capital Corporation and that he/she as such** Doc. Control Officer **is authorized to sign on behalf of said Corporation, acting 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 16th **day of August, 2002.**

Angie L Blackner

Notary Public

My commission expires:

4.8.03

(Seal)

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of UTAH
9688 SOUTH 1700 EAST
SANDY, UTAH 84092
COMM. EXP. 4-8-2006

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, $ 39,900.00, 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 30 day of August, 2002.

Notary Public

My commission expires:

3/25/06

(Seal)

Property owner and party responsible for payment of taxes:
Richard Shaululy
1538 14th Avenue North
Nashville, TN 37208

Parcel #81-11-575.00

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