Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-709
8044046004

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31 day of August, 2002, by Equicredit Corporation of Tennessee, Grantor, by its duly authorized attorney in fact.

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

See attached Exhibit A (legal description)

Being the same property conveyed to EquiCredit Corporation of Tennessee by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee filed 05/24/2001, Instrument #20010524-0054095 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 928 Benton Avenue, Nashville, TN 37204.

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.

Davidson County DEEDWARR
Recvd: 09/18/02 10:59 4pgs
Fees:23.00 Taxes:434.75
20020918-0113779

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

Equicredit Corporation of TennesseeBy Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: J Kindsvogel

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, by Joyce Kindsvogel **as** Doc control officer **for Fairbanks Capital Corporation, the Attorney in Fact for Equicredit Corporation of Tennessee, 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 Equicredit Corporation of Tennessee, 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 31 **day of August, 2002.**

Angie L Blackner

Notary Public

My commission expires:

4.8.03

(Seal)

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of UTAH
9002 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, $ 117,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Otis B. Herring
Affiant

Subscribed and sworn to before me this 17 **day of** ~~August~~ Sept, **2002.**

Notary Public

My commission expires:

6/14/05
(Seal)

Property owner and party responsible for payment of taxes:
Otis B. Herring
~~928 Benton Avenue~~ 3029 Liberty Hills Drive
~~Nashville [redacted] 204~~ Franklin TN 37067

Map No. 105-09-409.00

Return to:

Yost & Roberts, PLC
P.O. Box 681346
Franklin TN 37068

Exhibit A

Being the Westerly part of the Easterly 120 feet of Lot No. 40 on the plan of Waverly Land Company's Addition, of record in Book 57, page 95, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Northerly side of Benton Street (formerly Arthington Street) and runs back between parallel lines to an alley in the rear and measures 70 feet on said alley and is more particularly bounded and described as follows:

Beginning at a point on the North side of Benton Avenue, 100 feet Easterly from 10th Avenue, South, formerly Jowett Avenue, and runs Easterly along the Northerly margin of Benton Avenue, 60 feet to the Southwest corner of the property conveyed by H. K. Lannom and wife, to J. Bryon White; thence Northerly along the Westerly line 218 feet, more or less, to a point on the South margin of an alley, which is 50 feet West from the Northeast corner of Lot No. 40; thence Westerly along said alley 70 feet, more or less, to a point, 100 feet Easterly from the East margin of 10th Avenue South; thence Southerly parallel with the Easterly margin of 10th Avenue South 216 feet to the point of beginning.