Realty
487

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-1014 (an)
0002517498

Davidson County DEEDWARR
Recvd: 11/15/02 09:19 3pgs
Fees:18.00 Taxes:203.87
20021115-0141635

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4TH day of November, 2002, by Fairbanks Capital Corporation.

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

Land in Davidson County, Tennessee, being part of Lot Number 37 on the Map of Rosebank Subdivision of the J. W. Church Tract, as of record in Book 547, Page 48, of the Register's Office for said County, and also known as Lot Number 5, on the preliminary plan showing the proposed subdivision of part of the Rosebank Plan of Porter Road, described according to a copy of the survey thereof made by W. B. Southgate, Surveyor, as follows: Beginning at a point in the Southerly margin of Porter Road, the common corner of Lot Numbers 4 and 5; thence with the line between said lots Southerly 200 feet to a point; thence Easterly 100 feet to the common corner of Lot Numbers 5 and 6; thence with the line between said lots Northerly 200 feet to the Southerly margin of Porter Road, thence with the margin of the same Westerly 100 feet to the point of beginning.

Being the same property conveyed to Fairbanks Capital Corp. by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed August 19, 2002, as instrument number 20020819-0099676, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:1954 Porter Road, Nashville, TN 37206

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: _____
JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

ITS: _____

Acknowledgment

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

On this day before me, a Notary Public, personally appeared ~~JOYCE KINDSVOGEL, DOC. CONTROL OFFICER~~ **to me personally well-known, who acknowledged that he/she is the** Doc. Control Officer **, of Fairbanks Capital Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 19th **day of** ~~October~~ September, **2002.**

_____
Notary Public

My commission expires:

4-8-03
_____
(Seal)

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of UTAH
9692 SOUTH 1700 EAST
SANDY, UTAH [illegible]
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, $ 55,100.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Emma Dunn

Affiant

Subscribed and sworn to before me this 4TH day of NOVEMBER, 2002.

Catherine R Vass

Notary Public

My commission expires:

5-30-04

(Seal)

CATHERINE R VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

Property owner and party responsible for payment of taxes:
Stewart S. Fay
1954 Porter Road
Nashville, TN 37206

Parcel #72-16-163.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
5384 Poplar Avenue Suite #202
Memphis, TN 38119