Return to:

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2044
8785151419 (an)

Davidson County DEEDWARR
Recvd: 01/08/03 12:39 3pgs
Fees:18.00 Taxes:283.05
20030108-0003399

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of December, 2002, by Fairbanks Capital Corp., as servicing agent for Credit Suisse First Boston Mortgage Capital 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 John Clubb an unmarried person, and Michael Smith, married ~~person~~, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 204 on the plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, said Register's Office to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Fairbanks Capital Corp., as servicing agent for Credit Suisse First Boston Mortgage Capital LLC, by Substitute Trustee's Deed from James A. Crisis, Jr., Substitute Trustee filed 200209190114092 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3318 Ironwood Drive, Nashville, TN 37214.

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 their 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, as servicing agent for Credit Suisse First Boston Mortgage Capital, LLC

BY _____

ITS: JOYCE KINDSVOGEL, DOC. CONTROL OFFICER

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, as attorney-in-fact for Fairbanks Capital Corp., as servicing agent for Credit Suisse First Boston Mortgage Capital LLC, 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 1st **day of November, 2002.**

_____
Notary Public

My commission expires:

9.5.04
_____
(Seal)

NOTARY PUBLIC
LANCE SNEDDEN
3815 South West Temple
Salt Lake City, UT 84115-4412
My Commission Expires
September 5, 2004
STATE OF UTAH

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, $ 76500.00, 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 10th day of December, 2002.

Notary Public

My commission expires:

3-15-2003

(Seal)

PATRICIA B. BROSSETT NOTARY PUBLIC AT LARGE MY COMM. EXP. 3-15-2003 SHELBY CO. TN

Property owner and party responsible for payment of taxes:
John Clubb and
Michael Smith
3318 Ironwood Drive
Nashville, TN, 37214

Map No. 96-15-101.00

Return to:

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