Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 133-16, Parcel 187

Davidson County DEEDWARR
Recvd: 01/08/03 14:50 3pgs
Fees:18.00 Taxes:316.35
20030108-0003652

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **EquiCredit Corporation of America,** does hereby bargain, sell, transfer and convey unto **Marif Ahmed** and wife, Rasaw Mahmond their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 48 on the Plan of Welch Meadows, Section II, as of record in Book 3700, page 60, Register's Office for Davidson County, Tennessee.

Said lot fronts 85 feet on the westerly side of Shasta Drive and extends back 129.46 feet on the southerly line and 129.44 feet on the northerly line to a rear line on which it measures 85 feet thereon.

BEING the same property conveyed to EquiCredit Corporation of America by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, dated April 27, 2001, and recorded at Instrument No. 20010622-0066519, said Register's Office.

Property address is 4883 Shasta Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Marif Ahmed** and wife, Rasaw Mahmond their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their

own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 16th day of December, 2002.

EQUICREDIT CORPORATIN OF AMERICA
By: Fairbanks Capital Corp., Attorney in Fact

By: _____

Its: AVIVA BUSH
DOC. CONTROL OFFICER

STATE OF UTAH
COUNTY OF Salt Lake

Before me, the undersigned, of the State and County aforesaid, personally appeared AVIVA BUSH
DOC. CONTROL OFFICER of Fairbanks Capital Corp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Doc. Control Officer of Fairbanks Capital Corp, attorney in fact for EQUICREDIT CORPORATION OF AMERICA, the within named bargainor, a corporation, and that he/she as such Doc. Control Officer of Fairbanks Capital Corp., executed the foregoing instrument for the purposes therein contained and acknowledged that he executed the same as the free act and deed of said EquiCredit Corporation of America.

Witness my hand and official seal this 16th day of December, 2002.

_____
Notary Public

My Commission Expires:
4.8.03

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE of UTAH
9692 SOUTH 1700 EAST
SANDY, UTAH 84092
COMM. EXP. 4-8-2003

****

NAME NEW OWNER(S):
Mr. & Mrs. Marif Ahmed
4883 Shasta Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane, #300
Virginia Beach, VA 23462

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $85,500.00

Affiant AVIVA BUSH
DOC. CONTROL OFFICER

Subscribed and sworn to before me this 10th day of December, 2002.

Notary Public

My Commission Expires:
4-8-03

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE OF UTAH
9692 SOUTH 1700 EAST
SANDY, UTAH [illegible]
COMM. EXP. 4-8-2003