Davidson County DEEDWARR
Recvd: 01/28/03 11:08 3pgs
Fees:18.00 Taxes:116.55
20030128-0011491

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of January, 2003, by and between Credit Suisse First Boston Mortgage Capital LLC, by and through its attorney in fact, **Fairbanks Capital Corporation** parties of the first part, and Jerry W. Drake and wife, Sherry G. Drake, parties of the second part.

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of TENNESSEE.

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard property as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

Being all of the same property conveyed to Credit Suisse First Boston Mortgage Capital LLC by Substitute Trustee's Deed of record in Instrument No. 20021119-0143313, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This being the same property described in deed of record in **Instrument No. 20021119-0143313,** Register's Office of **Davidson County, Tennessee.**

Parcel No. 081-07-0-363.00

Property also known as: **1826 12th Avenue North, Nashville, TN 37208**

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

The said parties of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered.

This is a Special Warranty Deed & is warranted by the Seller through & under it only .but not otherwise. The property is subject to any subdivisions restrictions, building lines, easements of record and 2003 City and County Real Estate taxes, not yet due and payable.

WITNESS the signature of the said party of the first part the day and year first above written.

Credit Suisse First Boston Mortgage Capital LLC

BY: _____

It: **AVIVA BUSH, DOC. CONTROL OFFICER**

STATE OF Utah)
COUNTY OF Salt Lake)

Before me, a Notary Public in the State and County aforesaid, appeared **AVIVA BUSH, DOC. CONTROL OFFICER** with whom I am personally acquainted an who upon oath, acknowledged himself/ herself to be the Doc Control Officer of **Fairbanks Capital Corporation**, AS ATTORNEY IN FACT for **Credit Suisse First Boston Mortgage Capital LLC**, the within named bargainor, a corporation, and that he/ she as such Doc Control Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/ herself as such Doc Control Officer

WITNESS my hand an Official Seal this 13th day of January, 2003.

_____
NOTARY PUBLIC

My commission expires:

1-18-06

NOTARY PUBLIC
KARI ZINTZ
1909 S. W. Temple, PO Box 65428
Salt Lake City, Utah 84115
Commission Expires
October 18, 2006
STATE OF UTAH

STATE OF ~~TENNESSEE~~ Utah)
COUNTY OF Salt Lake)

NOTARY PUBLIC
KARI ZINTZ
3815 S. W. Temple, PO Box 65428
Salt Lake City, Utah 84115
Commission Expires
October 18, 2006
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, is $ 31,500.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

AFFIANT AVIVA BUSH, DOC. CONTROL OFFICER

Subscribed and sworn to before me this the 13th day of January, 2003.

NOTARY PUBLIC

My commission expires: 10-18-06

NOTARY PUBLIC
KARI ZINTZ
3815 S. W. Temple, PO Box 65428
Salt Lake City, Utah 84115
Commission Expires
October 18, 2006
STATE OF UTAH

(FOR RECORDING DATA ONLY)

Property Address:
1826 12th Avenue North
Nashville, TN 37208

New owner & mail tax bills to:
Jerry W. Drake
761 Newberry Road
Nashville, TN 37205

This instrument prepared by:
John B. Philip, Attorney
CRISLIP, PHILIP & ASSOCIATES
147 Jefferson Ave., Suite 300
Memphis, TN 38103
901-525-2427

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