Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-946
0002548659

Davidson County DEEDWARR
Recvd: 02/07/03 10:04 3pgs
Fees:18.00 Taxes:305.25
20030207-0017052

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 6th day of February, 2003, by Fairbanks Capital Corporation.

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

Land in Davidson County, Tennessee, being Lot Number 42, Piccadilly Square, Phase I, as of record in Book 5200, Page 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fairbanks Capital Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated June 19, 2002, recorded on July 5, 2002, of record in Instrument Number 20020705-0081282 at the Register's Office for Davidson County, Tennessee.

Commonly known as:1108 Woburn Way, Antioch, TN 37013

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:** K. A. Stevenson

**ITS:** KIM A. STEVENSON, VICE-PRESIDENT

**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,** Kim A Stevenson **, the** Vice-President **for Fairbanks Capital Corporation, 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** Vice-President **for Fairbanks Capital Corporation and that he/she as such** Vice-President **is authorized to sign on behalf of said Corporation, acting 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** 13th **day of September, 2002.**

Angie L Blackner

**Notary Public**

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

**My commission expires:**

4.8.03

**(Seal)**

**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, $82,500.00, 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** 4th **day of** February, **2003.**

Notary Public

**My commission expires:**

3-15-2003
**(Seal)**

PATRICIA B. BROSSETT NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 1-15-2003

**Property owner and party responsible for payment of taxes:**
**Craig Gibbs**
**1108 Woburn Way**
**Antioch, TN 37013**

Mail Tax Bill To:
Craig Gibbs
509 Columbus Court
Smyrna, TN 37167

**Parcel #149-02-O-A-42.00**

**Return to:**

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