Jack [illegible] Wilson
T[illegible] Associates
7100 Executive [illegible] Dr., Suite 150
Brentwood, TN 37027

return to → F-1123

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-653
0001445766 (an)

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 day of February, 2003, by HomeComings Financial Network, Inc., Grantor, by its duly authorized attorney in fact.

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

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 8, Lot 49, in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, Page 522 abd 523, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to HomeComings Financial Network, Inc. by Substitute Trustee's Deed from Susan R. Limor, as Substitute Trustee, dated April 18, 2002, recorded on April 24, 2002, of record in Instrument Number 20020424-0050851 at the Register's Office for Davidson County, Tennessee.

Commonly known as: 1329 Quail Valley Road, 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 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.

Davidson County DEEDWARR
Recvd: 03/07/03 08:17 3pgs
Fees:18.00 Taxes:192.40
20030307-0030137

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

HomeComings Financial Network, Inc., By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

AVIVA BUSH, DOC. CONTROL OFFICER

ITS: _____

Acknowledgment

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

On this day before me, a Notary Public, personally appeared Aviva Bush, **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 HomeComings Financial Network, Inc., 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 11th **day of February, 2003.**

_____
Notary Public

My commission expires:

9-5-04

_____
(Seal)

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

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, $ 52,000 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

AVIVA BUSH, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 11th day of February, 2003.

Notary Public

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

My commission expires:

9-5-04

(Seal)

Property owner and party responsible
for payment of taxes:
Andy Anderton
~~1329 Quail Valley Road~~ P.O. Box 40451
~~Nashville, TN, 37214~~ Nashville TN 37204

Map No. 108-12-O-A-8.00

Return to:

Wilson and Associates
5384 Poplar Avenue St 331
Memphis TN 38119