After recording return to:
Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/31/03 15:45 3pgs
Fees:18.00 Taxes:471.75
20030731-0108988

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2488
0002537264

MAP 149-02-PARCEL 92

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29 **day of July, 2003, by Fairbanks Capital Corp..**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Gary D. Oats, ** and wife, Connie R. Oates **Grantee, the following land in Davidson County, Tennessee:**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot Number 81 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Book 7900, Page 126, Register's Office for said county. Said Lot Number 81 fronts 83.33 feet on the Westerly margin of Split Oak Drive and extends back between parallel lines 120.05 feet to a dead line.

Being the same property conveyed to Fairbanks Capital Corp. by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on February 19, 2003, as instrument number 20030219-0021563, in the records of Davidson County, Tennessee.

Commonly known as:916 Split Oak Drive, 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.

This is X improved property known as 916 Split Oak Dr., Antioch, Davidson County, TN

This conveyance is made subject to all easements, restrictive covenants and condtions and other matters of record including all items set out on any applicable plat of record in said Register's Office.

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

Fairbanks Capital Corp.

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, DOC. CONTROL OFFICER **to me personally well-known, who acknowledged that he/she is the** Doc Controll Officer **, of Fairbanks Capital Corp., 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 by himself/herself as such officer.**

Witness my hand and seal this 29 **day of July, 2003.**

Emma Shaner
Notary Public

My commission expires:

10/22/07
(Seal)

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
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, $ 127,500.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant AVIVA BUSH, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 21 day of July, 2001.

Notary Public

My commission expires:

10/22/2004

(Seal)

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

Property owner and party responsible for payment of taxes:
Gary Oats and SunTrust Mortgage, Inc.
~~916 Split Oak Drive~~ P.O. Box 57028
~~Antioch, TN 37013~~ Irvine, CA 92619

Parcel #149-02-0-092.00

Return to:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064
(615) 599-8101