jtc file no. 16477-4 Dav. Co. File Box 14-A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF LOUDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

AVIVA BUSH, DOC. CONTROL OFFICER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/20/03 10:12 2pgs
Fees:13.00 Taxes:888.00

20030820-0120538

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

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-0870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adex Corporation	NEW OWNER	118-13-0-231.00
(NAME)	(NAME)	
2919 Berry Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Fairbanks Capital Corporation, as servicing agent for DLJ Mortgage Capital, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Adex Corporation, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th formerly the 10th civil district of Davidson County, Tennessee, being part of Lot No. 32 on the plan of the Country Property of N.A. McNairy, Deceased, as record in minute Book "E", Pages 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, described according to a plat thereof made July 28, 1928 by W. B. Southgate, surveyor as follows: Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence southerly margin of said avenue, or lane, north 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning.

Being all of the same property conveyed to Fairbanks Capital Corp., as servicing agent for Credit Suisse First Boston Mortgage Capital LLC by Substitute Trustee's Deed of record in Instrument No. 20020923-0115277, Register's Office Davidson County, Tennessee. Said property being further conveyed to Fairbanks Capital Corporation as servicing agent for DLJ Mortgage Capital, Inc. by Deed of record being recorded simultaneously herewith in Instrument No. 20030820-0120537, said Register's Office.

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.

unimproved ☐

This is improved ☒ property, known as 938 Caldwell Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Adex Corporation and their assigns, forever.

Said Fairbanks Capital Corporation, as servicing agent for DLJ Mortgage Capital, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Fairbanks Capital Corporation, as servicing agent for DLJ Mortgage Capital, Inc., has executed this deed this 19th day of August, 2003.

Fairbanks Capital Corporation, as servicing agent for DLJ Mortgage Capital, Inc.

By:

AVIVA BUSH, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Avila Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Document Control Officer respectively of the Fairbanks Capital Corporation, as servicing agent for DLJ Mortgage Capital, Inc., the within named bargainor, a corporation, and that he/she as such Document Control Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Salt Lake City, Utah this 11th day of August, 2003.

Emma Shaner
Notary Public

Commission expires:

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

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027