Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2844
0004030409

Davidson County DEEDWARR
Recvd: 10/29/03 12:38 3pgs
Fees:18.00 Taxes:421.80
20031029-0159255

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of October, 2003, by Fairbanks Capital Corp. as servicing agent for DLJ Mortgage Capital, 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 Diep T. Mai and Thanh T. Nguyen, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 49 on the plan Hillhurst Acres, Section 3, of Record in Plat Book 2331, Page 86, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Fairbanks Capital Corp. as servicing agent for DLJ Mortgage Capital, Inc. by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on April 22, 2003, as instrument number 20030422-0053262, in the records of Davidson County, Tennessee.

Commonly known as: 2932 Rich Acres, Nashville, TN 37207.

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 Grantees and unto their 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.

TTM
DTM

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

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

BY: _____
~~President~~
DENNIS COOK, DOC. CONTROL OFFICER

ATTEST:

_____
Secretary/Treasurer

Acknowledgment

State of Utah)

County of Salt Lake

On this day before me, a Notary Public, personally appeared _____, **to me personally well-known, who acknowledged that he/she is the** DENNIS COOK, DOC. CONTROL OFFICER _____ **of, a corporation, as attorney-in-fact for Fairbanks Capital Corp. as servicing agent for DLJ Mortgage Capital, 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 14 **day of** October, **2003.**

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

Emma Shaner
Notary Public

My commission expires:

_____
(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, $ 114,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Earl L Morgan
Affiant

Subscribed and sworn to before me this 27th day of October, 2003.

Mary Jayne Masters
Notary Public

My commission expires:

9-22-2007
(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

Property owner and party responsible for payment of taxes:
Diep Mai and Thanh T. Nguyen
2932 Rich Acres
Nashville, TN, 37207

Map No. 60-07-106.00

Return to:

Associates Closing & Title
11501 Huron Lane
Little Rock, AR 72211