Box 13
#7317

0004691630 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 10 day of February, 2004, by and between, **PMI Mortgage Insurance Co., an Arizona Corporation, by Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **William H. F. Wiltshire** and ~~unmarried~~ **Cynthia D. Page,** ~~unmarried~~ party of the second part.

* AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of TENNESSEE, to wit :

Lot 244, Section 2, Harpeth Valley Park Subdivision, as shown on plat of record in Plat Book 3700, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as **652 Harpeth Knoll Road, Nashville, Tennessee37221**

Parcel No. **156-2-3.00**

This being the same property conveyed to **PMI Mortgage Insurance Co., an Arizona Corporation, by FAIRBANKS CAPITAL CORP., as Attorney-in-Fact,** by Substitute Trustee's Deed of record in Book *___, Page ____, in the Register's Office of Davidson County, Tennessee. * 20040308-0026389

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Declaration of Covenants, Conditions and Restrictions recorded in Plat Book 3700. Page 129 and 2004 Davidson County property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

PMI Mortgage Insurance Co., an Arizona Corporation

BY:_____
Fairbanks Capital Corporation, as Attorney-in-Fact

STATE OF Utah)
) Salt Lake

Personally appeared before me a Notary Public, AVIVA BUSH, DOC. CONTROL OFFICER with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Doc. Control Officer of Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 10 day of February, 2004.

Emma Shaner
NOTARY PUBLIC

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 03/08/04 15:05 3pgs
Fees:18.00 Taxes:556.85

20040308-0026390

COUNTY OF)

I 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, is **$150,500.00,** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heidi Jo Clayton
AFFIANT

Subscribed and sworn to before me this the 13 day of February, 2004.

Beth Triplett
NOTARY PUBLIC

My commission expires:

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Property Address:
652 Harpeth Knoll Road
Nashville, TN 37221
New Owner and Mail Tax Bills to:
William H. F. Wiltshire and Cynthia D. Page
625 Harpeth Knoll Rd.
Nashville, TN. 37221

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

MAIL TAX Bills To:
Coastal Capital Corp.
220 Ponte Vedra Park Dr.
Ponte Vedra, FL. 32082

File No.: 7317

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Harpeth Park Subdivision Section 2 of record in Book 3700, Page 129, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point on the southerly margin of Harpeth Knoll Court at the corner of Lots Nos. 243 and 244; thence with the line between and said two lots Southeasterly 195.5 feet to a point; thence Westerly 194.8 feet to the Easterly margin of Harpeth Knoll Road; thence with said margin Northerly 95.8 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Northeasterly 36.77 feet to the Southerly Margin of Harpeth Knoll Court; thence with said margin Easterly 85.7 feet to the point of beginning.