0004791471 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 18 day of March, 2004, by and between, **PMI Mortgage Insurance Company, by Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **Sharon Patterson Williams and Kenneth Ray Williams,** wife & Husband party of the second part.

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 264, SECTION FIVE, PRIEST LAKE PARK Subdivision, as shown on plat of record in Plat Book 4460, Page 174, 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: **241 Clearlake Drive, Nashville, Tennessee, 37214**

Parcel No.: **136-06-0-060** *20040405-0037843

This being the same property conveyed to **PMI Mortgage Insurance Company,** by Special Warranty Deed of record at Instrument Number *, in the Register's Office of Davidson County, Tennessee.

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 Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4698, Page 969, and 2004 County of Davidson, Tennessee 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 Company

Celeste Freeman-Robinson

By Fairbanks Capital Corporation, as Attorney-in-Fact
CELESTE FREEMAN-ROBINSON, DOC. CONTROL OFFICER

STATE OF Utah)
) Salt Lake

Personally appeared before me a Notary Public Celeste Freeman-Robinson 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 18 day of March, 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: 04/05/04 08:44 2pgs
Fees:13.00 Taxes:493.95
20040405-0037844

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TN)
COUNTY OF Davidson)

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 $133,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cam Mitchell
AFFIANT

Subscribed and sworn to before me this the 25th day of March, 2004.

NOTARY PUBLIC

My commission expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Property Address:
241 Clearlake Drive
Nashville, TN 37214

New Owner and Mail Tax Bills to:
Sharon Patterson Williams and Kenneth Ray Williams
241 Clearlake Dr.
Nashville, TN 37214

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