0006013999 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 3 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 **James B. Pickens.** 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 :

Unit 609, Nashboro Village Nineteen Condominiums, as established under Master Deed of record in Book 5333, Page 957, in the Register's Office, Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80, said Register's Office, to which master deed reference is hereby made for a more particular description of said unit.

Property known as **609 Long Hunter Court, Nashville, Tennessee, 37217**

Parcel No. **135-8-A-609.00**

This being the same property conveyed to **PMI Mortgage Insurance Company, by FAIRBANKS CAPITAL CORP., as Attorney-in-Fact,** by Special Warranty Deed of record at instrument number 20030519-0068131 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 Master Deed recorded in Book 5333, Page 97, and Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Village Nineteen, as recorded in plat Book 5333, Page 957 and Plat Book 5200, Page 80, and 2004 Davidson County , 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

BY: Celeste Freeman-Robinson

Fairbanks Capital Corporation, as Attorney-in-Fact

CELESTE FREEMAN-ROBINSON, DOC CONTROL OFFICER

FAIRBANKS CAPITAL CORP. SEAL UTAH 1988

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 3 day of March, 2004. Emma Shaner

Davidson County DEEDWARR
Recvd: 04/05/04 14:07 2pgs
Fees:13.00 Taxes:259.00
20040405-0038246

NOTARY PUBLIC

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

My Commission Expires:

STATE OF)
COUNTY OF)

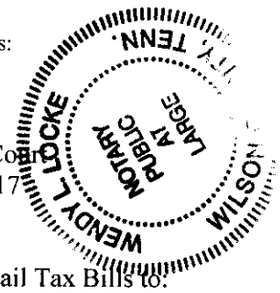
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lisa Groom
AFFIANT

Subscribed and sworn to before me this the 3rd day of March, 2004.

Wendy L Locke
NOTARY PUBLIC

My commission expires:



Property Address:
609 Long Hunter Court
Nashville, TN 37217

New Owner and Mail Tax Bills to:
James B. Pickens
Capital Bank & Trust Co.
1820 West End Ave
Nashville TN 37215

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