Davidson County DEEDWARR
Recvd: 04/07/04 13:57 2pgs
Fees:13.00 Taxes:506.16

20040407-0039687

0004612792

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of January, 2004, by and **PMI Mortgage Insurance Co., by FAIRBANKS CAPITAL CORPORATION, as Attorney-in-Fact,** party of the first part, and **NANCY F. CHILDRESS,** 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 County of DAVIDSON, State of TENNESSEE, to wit :

Being Lot No. 195 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property known as **6149 Firelight Trail, Antioch, TN 37013**

Parcel No. **176-05-O-B-100-00-C**

This being the same property conveyed to Grantor by deed recorded ~~just ahead of this instrument~~ in the Register's Office of Davidson County, Tennessee. in Deed Book 6, Page _____, #20040407-0039685

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 subdivision restrictions, setback requirements and easements as recorded in Plat Book 6900, pages 805-887 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.
Fairbanks Capital Corp. as Attorney in Fact

By: _____
~~Fairbanks~~ Capital Corp., Attorney-in-fact
DENNIS COOK, DOC. CONTROL OFFICER

STATE OF Utah )
COUNTY OF Salt Lake

Personally appeared before me a Notary Public, DENNIS COOK, 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 _____ 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 23 day of January, 2004.

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

STATE OF Utah
COUNTY OF Salt Lake

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 **$136,800.00,** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the 23 day of January, 2004.

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

Property Address
6149 Firelight Trail
Antioch, TN 37013

New Owners and Mail Tax Bill:
Nancy F. Childress
6149 Firelight Trail

Antioch, TN 37013

This Instrument Prepared By:
Crislip, Philip & Associates
4515 Poplar Ave., Ste. 322
Memphis, TN 38117