Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3020
REO Ln #0002338234

Davidson County DEEDWARR
Recvd: 04/23/04 12:45 3pgs
Fees:18.00 Taxes:558.70
20040423-0046426

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21 day of April, 2004, by Fairbanks Capital Corp, as servicing agent for TCIF REO 2, LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Stephanie Rust, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, TN, being Lot No. 354 on the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, Pages 174, 175, and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to TCIF REO 2, LLC by Corrected Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record 20040423-0046424 as instrument number _____, Register's Office for Davidson County, Tennessee.

Commonly known as: 109 Colony Point East, Nashville, TN 37217.

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 Grantee and unto her heirs and assigns forever.

Grantor covenants that it is seized 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.

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

TCIF REO 2, LLC, by Fairbanks Capital Corporation, as servicing agent

BY: _____

DENNIS COOK, DOC CONTROL **OFFICER**

Acknowledgment

State of Utah

County of Salt Lake **)ss.**

On this day before me, a Notary Public, personally appeared ~~DENNIS COOK, DOC. CONTROL OFFICER~~ **to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for Fairbanks Capital Corp, as servicing agent for TCIF REO 2, LLC, 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 7 **day of April 2004.**

_____

Notary Public

My commission expires:

_____

(Seal)

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

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, $ 151,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Blackwell
Affiant

Subscribed and sworn to before me this 7th day of April 2004.

Cheri D. Weldy
Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Stephanie Rust
609 Ward Circle
Old Hickory, TN 37138

Map No. 136-07-171.00

Return to:

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