0001159268

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6 day of July, 2004, by and between, **Harris Trust and Savings Bank, Trust for Cityscape, Home Equity who acknowledges they executed the within instrument on behalf of Harris Trust and Savings Bank, Trust for Cityscape, Home Equity as it's Attorney in Fact, as the free act and deed of the within named Harris Trust and Savings Bank for Cityscape Home Equity, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **Venture Properties, a Tennessee General Partnership,** 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 :

Being the easterly 40 feet of Lot No. 210 on the map of McGavock's Addition to the Town of Nashville, as of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee.

Said Part of Lot No. 210 fronts 40 feet o the Southerly side of Buchanan Street, formerly the Hydes Ferry Pike, and runs back between parallel lines, 150 feet more or less, to an alley.

Property known as **905 Buchanan Street, Nashville, Tennessee, 37208**

Parcel No. 081-12-0-026

This being the same property conveyed to **Harris Trust and Savings Bank, Trust for Cityscape, Home Equity who acknowledges they executed the within instrument on behalf of Harris Trust and Savings Bank, Trust for Cityscape, Home Equity as it's Attorney in Fact, as the free act and deed of the within named Harris Trust and Savings Bank for Cityscape Home Equity,** by Substitute Trustee's Deed of record in Instrument No. 20031103-0160663, 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 Declarations of Covenants, Conditions and Restrictions recorded in Plat of Record in Plat Book 21, Page 23 in the Register's Office of Davidson County, Tennessee, 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.

Davidson County DEEDWARR
Recvd: 07/22/04 08:25 2pgs
Fees:13.00 Taxes:44.40
20040722-0087602

Harris Trust and Savings Bank, Trust for Cityscape, Home Equity who acknowledges they executed the within instrument on behalf of Harris Trust and Savings Bank, Trust for Cityscape, Home Equity as it's Attorney in Fact, as the free act and deed of the within named Harris Trust and Savings Bank for Cityscape Home Equity

DAVID FRANCIS DOC CONTROL OFFICER
Select Portfolio Servicing, Inc., f/k/a
Fairbanks Capital Corporation

as Attorney-in-Fact

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

STATE OF Utah)
Salt Lake)

Personally appeared before me a Notary Public, DAVID FRANCIS, 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 Select Portfolio Servicing, Inc., f/k/a 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 6 day of July, 2004. Emma Shaner

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

NOTARY PUBLIC

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Shelby)

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 $12,000.00, 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 16th day of July, 2004.

GINA R. PRATT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Mar. 11, 2008

NOTARY PUBLIC

My commission expires:

March 11, 2008

Property Address:
905 Buchanan Street
Nashville, TN 37208

New Owner and Mail Tax Bills to:
Venture Properties
700 Craighead Street, Suite 103
Nashville, TN 37204

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