# QUITCLAIM DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 08/13/04 14:13 2pgs
Fees:12.00 Taxes:0.00

20040813-0098320

**THIS INSTRUMENT WAS PREPARED BY:**
**Bicentennial Title & Escrow, 2280 Metro Center Blvd., Ste. 300, Nashville, TN 37228**

| **Address of New Owner** | **Send Tax Bills To** | **Map-Parcel Nos.** |
|---|---|---|
| **Federal National Mortgage Assoc.**<br>**13455 Noel Rd., Suite 600**<br>**Dallas, TX 75240** | **Same** | **102-04-0-31** |

**THIS INDENTURE**, Made the 11th day of June, 2004, between the **Fairbanks Capital Corporation** , as party or parties of the first part, hereinafter called Grantor, and **Federal National Mortgage Association,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1107 on the plan of Charlotte Park Section 13 of record in Book 2900, page 143, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to FAIRBANKS CAPITAL CORPORATION by deed of record as Instrument No. 20040611-0069499, said Register's Office.

This property is commonly known as **6451 Thunderbird Drive, Nashville, TN 37209**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

**Fairbanks Capital Corporation**

**By:** _____

**Title:** Vice President

**STATE OF UTAH )**
**COUNTY OF SALT LAKE )**

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dan Shimmin with whom I am personally acquainted , and who, upon oath, acknowledged himself to be the VP of **Fairbanks Capital Corporation**, the within named party, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at Salt Lake City, Ut this 11th day of ~~June~~ August, 2004.

My Commission expires: 1/18/06

NOTARY PUBLIC
JONICA W. JONES
3815 So. West Temple
Salt Lake City, Utah 84115
Commission Expires
January 18, 2006
STATE OF UTAH

Notary Public

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: 8-14-05

M. L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN