Davidson County DEEDWARR
Recvd: 11/03/04 14:36 2pgs
Fees:13.00 Taxes:1313.50

20041103-0132650

0004012167

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of October, 2004, by and between, **Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as servicing agent for DLJ Mortgage Capital Inc.**, party of the first part, and **Sun Trust Bank, Trustee, The Joseph Coughlan Davis 2001Trust,** part 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 :

Lot 27, PLAN OF REVISION TWO, FINAL PLAT FOR CHASE CREEK Subdivision, as shown on plat of record in Plat Book 9700, Page 524, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as **8204 West Chase Court, Nashville, Tennessee, 37221**

Parcel No. **156-13-25.00**

This being the same property conveyed to **Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as servicing agent for DLJ Mortgage Capital Inc.,** by Special Trustee's Deed of record in Instrument Number 20040209-0015366, 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 Declaration of Covenants, Conditions and Restrictions recorded in Book 9700, Page 524, Book 7241, Page 616, Book 10659, Page 914, and Book 10659, Page 930 in the Register's Office of Davidson County, and 2005 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.

Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as servicing agent for DLJ Mortgage Capital Inc.

VALINA RADTKE, DOC. CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me a Notary Public, VALINA RADTKE, 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., 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 1st day of October, 2004.

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 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 $355,000.00, 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 29th day of October, 2004.

NOTARY PUBLIC

LISA JOHNSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My commission expires: My Commission Expires Feb 28, 2007

Property Address:
8204 W. Chase Court
Nashville, TN 37221

New Owner and Mail Tax Bills to:
Sun Trust Bank, Trustee/J. Davis
Attn: Dept. NA 6500
P.O. Box 305110
Nashville, TN 37230-5110

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