Davidson County DEEDWARR
Recvd: 01/18/06 08:56 3 pgs
Fees:18.00 Taxes:221.63
20060118-0006536

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of January, 2006, by and between **EquiCredit Corporation of America**, party of the first part, and **Christian Properties, Inc.**, 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 Land in Davidson County, Tennessee, being the northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for said County.

Beginning at a point in the easterly margin of Jones Avenue at the corner of Lots Nos. 158 and 159; thence with the line between said lots easterly 150 feet to an iron pin; thence northerly 58.5 feet to an iron pin in the southerly margin of Oneida Avenue; thence with the margin of the same, westerly 102.25 feet to a point and continuing with the margin of the same, westerly 22.5 feet to the beginning of a curve; thence around said curve, southwesterly 37.11 feet to the easterly margin of Jones Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Property known as 1509 Jones Avenue, Nashville, Tennessee 37207.

This is being the same property conveyed to **EquiCredit Corporation of America,** by Trustee's Deed of record in Deed Book Instrument No.: 20050919-0111893, in the Register's Office of Davidson County, Tennessee.

Property Tax Parcel: 71-12-232.00

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 any Subdivision restrictions, dedications, conditions, reservations, easements and/or other matters of record in the Davidson County Register's Office, and 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. Corporate 1989 SEAL UTAH

EquiCredit Corporation of America

CHERYL E. KRUEGER, DOC. CONTROL OFFICER

By Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., through authorization recorded in ~~Deed Book~~ ____, ~~Page~~ ____ aforesaid records

see Exhibit "A" for POA

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me a Notary Public, _____ with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein mentioned, and who further acknowledged that such person is the _____ 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.

CHERYL E. KRUEGER, DOC. CONTROL OFFICER

WITNESS my hand an Official Seal this 5th day of January, 2006.

Emma Shaner
NOTARY PUBLIC
My Commission Expires:

Notary Public
EMMA SHANER
[illegible] 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 $59,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT CHERYL E. KRUEGER, DOC. CONTROL OFFICER

Subscribed and sworn to before me this the 5th day of January, 2006.

NOTARY PUBLIC

My commission expires:

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

Property Address:
1509 Jones Avenue
Nashville, Tennessee 37207

New Owner and Mail Tax Bills to:
Christian Properties, Inc.
9463 Chesapeake
Brentwood, TN 37027

This instrument prepared by:
Hudnall, Cohn & Abrams, P.C.
780 Johnson Ferry Road, Suite 200
Atlanta, Georgia 30342