THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

Instr:200007210072305 Page: 1 OF 2
REC'D FOR REC 07/21/2000 2:21:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $322.73

New Owner	Send Tax Bills To:	Map & Parcel
Jonie S. Wiegel	New Owner	43-10 102
216A Nix Drive		
Madison, TN 37115		

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Union National Bank, as Trustee for ~~Freemont~~ Fremont Home Loan Owner Trust 1999-2, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Jonie S. Wiegel and Craig A. Higgins,* hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot 2 on the Resubdivision of Lot No. 25 on the unrecorded Plan of Anderson Estates, of record in Book 6200, page 721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to First Union National Bank, as Trustee for Freemont Home Loan Owner Trust, 1999-2 by Quitclaim Deed from Fairbanks Capital Corporation, which deed is being recorded simultaneously herewith.

* joint tenants with right of survivorship

This conveyance is subject to (i) taxes for the current year and subsequent years, (ii) matters as contained on the plat of the Subdivision, (iii) all other easements and restrictive covenants of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as 216A Nix Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 14 day of July, 2000.

First Union National Bank, as Trustee for Freemont Home Loan Owner Trust 1999-2

By: _____

Fairbanks Capital Corp. as Attorney-in-Fact

LAWRENCE R. DINGIVAN, ASST. SEC/DOC CONTROL

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, appeared Lawrence R. Dingivan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the Asst Sec/Doc Control, of Fairbanks Capital Corporation, (the "Corporation") as Attorney-in-Fact for First Union National Bank, as Trustee for Fremont ~~Freemont~~ Home Loan Owner Trust 1999-2, ("First Union National Bank") the within named bargainor, and that Lawrence R. Dingivan as such Asst.Sec./Doc.Control of the Corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained, and who further acknowledged that the Corporation is the Attorney-in-Fact of First Union National Bank, and is authorized by First Union National Bank, to execute this instrument on behalf of First Union National Bank, as the free act and deed of First Union National Bank, by virtue of that Power of Attorney duly executed by First Union National Bank.

Witness my hand and official seal at office at SALT LAKE CITY, Utah, on this the 14th day of July, 2000.

Valina Radtke
Notary Public

My Commission Expires:
11/26/01

VALINA RADTKE
NOTARY PUBLIC • STATE of UTAH
3815 SO W TEMPLE
SALT LAKE CITY, UT 84115
COMM. EXP. 11-26-2001

STATE OF ~~XXXXXXXXX~~ UTAH
COUNTY OF ~~XXXXXXXXX~~ SALT LAKE

The actual consideration for this transfer is $ 87,225.00

Lawrence R. Dingivan
Affiant
LAWRENCE R. DINGIVAN, ASST. SEC/DOC CONTROL

Sworn to and subscribed before me this the 14th day of July, 2000.

Valina Radtke
Notary Public

My commission expires:
11/26/01

VALINA RADTKE
NOTARY PUBLIC • STATE of UTAH
3815 SO W TEMPLE
SALT LAKE CITY, UT 84115
COMM. EXP. 11-26-2001