THIS INSTRUMENT PREPARED BY: Cumberland Title Company
216 Centerview Drive, #139
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map - Parcel
Leland D. Watts 3290 Hinkle Drive Nashville, TN 37218	SAME	MAP 80-8 PARCEL 277

THIS SPECIAL WARRANTY DEED is made this 2nd day of ~~February~~ MARCH, 2001, from **Manufacturer's and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement, dated 12-17-98,** (the **"Grantor"**) to **Leland D. Watts** (the **"Grantee"**).

WITNESSETH:

WHEREAS, Grantor holds legal title to certain real property more particularly described as follows (the **"Property"**);

> Being Lot No. 10 on the Plan of Section Four, Bordeaux Hills, as of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Manufacturer's Trust and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98 by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee of record in Instrument No. 20001207-0120451, Register's Office for Davidson County, Tennessee;

and WHEREAS Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property in consideration of payment by Grantee of the amounts set forth in the Contract for Sale of Real Estate by and between the Grantor and Grantee.

NOW, THEREFORE, for and in consideration of the Purchase Price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, sell and convey unto the Grantee all of the Property together with all tenements, hereditaments and appurtenances, thereto; subject to all current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, appurtenances thereto belonging unto the Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when such claim is made by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its representatives thereunto duly authorized.

MANUFACTURER'S AND TRADERS TRUST COMPANY, TRUSTEE FOR SECURITIZATION SERIES 1998-4, AGREEMENT DATED 12-17-98

BY: _____

Frank T. Nibbe
Assistant Secretary -
Document Control

SEAL
UTAH
1999

Davidson County DEEDWARR
Recvd: 03/07/01 16:18 2pgs
Fees:11.00 Taxes:165.21

20010307-0021807

STATE OF PA
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Traci Lisecky and who acknowledged himself/herself to be the Assistant Secretary of Manufacturer's and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12-17-98, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Assistant Secretary.

Witness my hand and seal at Montgomery County, Pennsylvania, this 2nd day ~~of February~~ MARCH, 2001.

Kimberly A. Neiswender
Notary Public

My Commission Expires:_____

NOTARIAL SEAL
Kimberly A. Neiswender, Notary Public
Hatboro, Montgomery County
My Commission Expires May 17, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 44,650.00

Affiant

Sworn to and suscribed before me, this 2nd day of ~~February~~ MARCH, 2001.

Megan Reed
Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
WARNER COUNTY

My Commission Expires
May 8, 2004