Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-156

Davidson County DEEDWARR
Recvd: 04/09/01 13:01 2pgs
Fees:11.00 Taxes:89.54
20010409-0034496

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th day of March, 2001, by Manufacturers & Traders Trust Company, Grantor, by its duly appointed attorney in fact, which appointment is evidenced by duly recorded Power of Attorney.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Nicholas Jay Humphrey, Grantee, the following land in Davidson County, Tennessee:

> Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennet property; thence west 86 feet to a point; thence north 198 feet to a point on the Jim Proctor line; thence east 88 feet; thence south 247 feet to the beginning.
>
> Commonly known as: 4318 Grays Point Drive, Joelton, TN 37080
>
> Being the same property conveyed to Manufacturers & Traders Trust Company, Grantor, by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, dated February 14, 2001, recorded as Instrument No. 20010202-0010325, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4 by Fairbanks Capital Corp., as attorney in fact under a Power of Attorney

by: _____

Frank L. Visocky
Assistant Secretary
Document Control

Acknowledgment

State of Pennsylvania)

)ss.

County of Montgomery)

Before me, a notary public for the State and County aforesaid, personally appeared Frank L. Visocky, as attorney in fact for Manufacturers & Traders Trust Company, the within named bargainor, a corporation, and he, as such attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation thereto by himself as such attorney in fact.

Witness my hand and seal this 28th day of March, 2001.

Notary Public

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires Aug. 3, 2003

My commission expires:

I, or we, 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, $ 84,300.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Frank L. Visocky
Assistant Secretary
Document Officer

Affiant

Subscribed and sworn to before me this 28th day of March 2001.

Notary Public

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires Aug. 3, 2003

My commission expires:

Property owner and party responsible
for payment of taxes:
Nicholas Jay Humphrey
4318 Grays Point Drive
Joelton, TN 37080

Map No. 29/43.00

Return to:
Southern Title Services, LLC
1535 W. Northfield Boulevard, Suite 16
Murfreesboro, TN 37129