THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2002.

Notary Public
My Commission Expires: 1/29/02

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/11/02 16:02 2pgs
Fees:13.00 Taxes:281.20
20020211-0018119

FROM:
Chase Manttan Bank as Trustee

TO:
Gary K. Pickens

Address of New Owner:
Gary K. Pickens
3235 Pugh Road
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map-Parcel No.
MAP: 108-8
PARCEL: 22

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase Manhattan Bank as Trustee for BankBoston Home Equity Loan Trust 1998-2**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Gary K. Pickens**,* hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot Number 180 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chase Manhattan Bank as Trustee for BankBoston Home Equity Loan Trust 1998-2 by Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument 20010328-0029990, Register's Office said County.

Power of Attorney of record in Instrument 20020211 0018118, Register's Office said County.

*and wife, Jennifer B. Pickens

The street addresses of the Real Property is 3109 Lumberjack Road, Nashville, TN 37214,
___ unimproved/ X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 31 day of January, 2002.

Sovereign Bank for Chase Manhattan Bank

TITLE: Attorney in Fact

State of Rhode Island
County of Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, David L. Carnivale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Assistant Vice-President of Sovereign Bank, and that he as such Assistant Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Sovereign Bank, by the within named David L. Carnivale as such Assistant Vice President. Sovereign Banking signing the within named instrument on behalf of Chase Manhatten Bank as Trustee for BankBoston Home Equity Loan Trust 1998-2 as their Attorney-in-Fact as the free act and deed of the within named Chase Manhatten Bank as Trustee for BankBoston Home Equity Loan Trust 1998-2.

Witness my hand and official seal at Providence Rhode Island, the 31st day of January 2002.

My Commission Expires: 7/31/02

NOTARY PUBLIC

Phillip C. Lecchi

NOTARY PUBLIC ★ STATE OF RHODE ISLAND ★