7Bk29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 92-6, Parcel 495

Davidson County DEEDWARR
Recvd: 02/28/02 09:01 2pgs
Fees:13.00 Taxes:74.00
20020228-0025342

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **UCFC Loan Trust 1998-C, created pursant to a Pooling and Servicing Agreement, dated as of September 1, 1998, among UCFC Acceptance Corporation, as Depositor, United Companies Lending Corporation, as Servicer, and Bankers Trust Company of California, N.A. as Trustee,** does hereby bargain, sell, transfer and convey unto **Adam Joel Zink and Debbie Lynn Zink**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Map of Falconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd McNairy Tract as of record in Book 57, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 36 feet on the northerly side of Hamilton Street runs back between parallel lines 106 feet to an alley.

BEING the same property conveyed to UCFC Loan Trust 1998-C, created pursant to a Pooling and Servicing Agreement, dated as of September 1, 1998, among UCFC Acceptance Corporation, as Depositor, United Companies Lending Corporation, as Servicer, and Bankers Trust Company of California, N.A., as Trustee by Substitute Trustee's Deed filed at Instrument No. 20011018-0113934, said Register's Office.

Grantee, Adam Joel Zink and Debbie Lynn Zink, whose address is 1543 Old Hickory Boulevard, Brentwood, TN 37027, is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Adam Joel Zink and Debbie Lynn Zink, their heirs and assigns, forever.

Said Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 20th, day of February, 2002.

UCFC Loan Trust 1998-C, created pursant to a Pooling and Servicing Agreement, dated as of September 1, 1998, among UCFC Acceptance Corporation, as Depositor, United Companies Lending Corporation, as Servicer, and Bankers Trust Company of California, N.A., as Trustee

By: Bankers Trust Company of California, N.A., as Trustee

By: Matrix Asset Management, Attorney in Fact

By: Janet Margowski

Its: Attorney in Fact
Portfolio Manager

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, of the State and County aforesaid, personally appeared Janet Margowski, of Matrix Asset Management 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 Portfolio Manager, of Matrix Asset Management, Attorney in Fact for Bankers Trust Company of California, N.A. , the within named bargainor, a corporation, and that he/she as such Portfolio Manger Of Matrix Asset Management executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as the free act and deed of said Bankers Trust Company of California, N.A..

Witness my hand and official seal at office, this 20 day of February, 2002.

Dave Matousek
Notary Public

My Commission Expires: 9.27.2004

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NAME NEW OWNER(S):
Mr. & Mrs. Adam J. Zink
1543 Old Hickory Blvd.
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, which is greater, for this transfer is $20,000.00

Affiant

Sworn to and subscribed before me this 25th day of February, 2002.

Notary Public

My commission Expires:

NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003