Davidson County DEEDWARR
Recvd: 04/05/02 09:12 3pgs
Fees:18.00 Taxes:129.50
20020405-0041688

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-487
0001507623

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of March, 2002, by First Union National Bank as Trustee for Freemont Home Loan Owner Trust 1999-2, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Randall L. Craft, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot Number 16 of Block 15 on the Plan of Cherokee Park Subdivision, of record in Plat Book 161, at page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Union National Bank as Trustee for Freemont Home Loan Owner Trust 1999-2, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated December 19, 2001, recorded January 10, 2002, of record in Instrument No. 20020110-0003805, Register's Office for Davidson County, Tennessee.

Commonly known as: 6115 California Avenue, Nashville, TN 37209.

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 Grantee and unto His heirs and assigns forever.

Grantor covenants that it is seised 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.**

**First Union National Bank as Trustee for Freemont Home Loan Owner Trust 1999-2 by its duly appointed attorney in fact:**

**BY:** Kindsvogel

Joyce Kindsvogel, Asst. Sec/Doc Control

**Acknowledgment**

**State of** Utah )
)ss.
**County of** Salt Lake )

**Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, by** Joyce Kindsvogel, Asst. Sec/Doc Control **as** _____ **for Fairbanks Capital Corp., the Attorney in Fact for First Union National Bank, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Asst Sec/Doc Control **of Fairbanks Capital Corp., and that he/she as such** Asst Sec/Doc Control **is authorized to sign on behalf of First Union National Bank, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

**Witness my hand and seal this** 6th **day of March, 2002.**

Angie L Blackner

**Notary Public**

ANGIE L. BLACKNER
NOTARY PUBLIC • STATE OF UTAH
8132 S. 1300 EAST
SANDY, UTAH 84092
COMM. EXP. 4-8-2003

**My commission expires:**

_____

**(Seal)**

**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, $ 35,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.**

Rachel Batton
**Affiant**

**Subscribed and sworn to before me this 6th day of March, 2002.**

Patricia B Brossett
**Notary Public**

**My commission expires:**

3-15-2003
**(Seal)**




**Property owner and party responsible for payment of taxes:**

**Randall L. Craft**
**6115 California Avenue**
**Nashville, TN, 37209**

**Map No. 91-02-109.00**

**Return to:**

Associate Closing & Title a Div. of
Wilson & Associate P.L.L.C.
5384 Poplar Suite 202
Memphis, TN 38119
901-682-9035 901-682-8517 Fax