Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-637
2046181612

Davidson County DEEDWARR
Recvd: 05/14/02 15:23 3pgs
Fees:18.00 Taxes:111.00

20020514-0059391

FILE BOX 45

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8th day of May, 2002, by Manufacturers & Traders Trustee for Series 1998-2 dated 6/30/98, Grantor, by its duly authorized attorney in fact.

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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 33 feet of Lot No. 300 on the Plan of the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said county. Said part of Lot No. 300 fronts 33 feet on the Northeasterly side of Arthur, formerly Westmore Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Manufacturers & Traders Trustee for Series 1998-2 dated 6/30/98 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee filed on March 15, 2002 as instrument no. 20020315-0032699 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1724 Arthur Avenue, Nashville, TN 37208.

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.

FILE BOX 45

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

Manufacturers & Traders Trustee for Series 1998-2 dated 6/30/98 by its Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

Frank L. Visocky
Assistant Secretary -
ITS: Document Control

Acknowledgment

State of Pennsylvania)
)ss.
County of Montgomery)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, by Frank Visocky **as** Asst. Secretary **Fairbanks Capital Corporation, the Attorney in Fact for Manufacturers & Traders Trustee for Series 1998-2 dated 6/30/98, 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. Secretary **of Fairbanks Capital Corporation, and that he/she as such** Asst. Secretary **is authorized to sign on behalf of Manufacturers & Traders Trustee for Series 1998-2 dated 6/30/98, 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 8th **day of May 2002.**

Fung C Law
Notary Public

My commission expires:

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires May 10, 2003

(Seal)

FILE BOX 45

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, $ 30,000.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of May 2002.

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

1/29/05

(Seal)

Property owner and party responsible for payment of taxes:

Clarence Summey
P.O. Box 325
Madison, TN 37115

Map No. 81-11-491.00

Return to:

901-682-9035 901-682-8517 Fax
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