OUR FILE #12680A

PLEASE RECORD & RETURN TO:
THIS INSTRUMENT PREPARED BY
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2003-448
901620/7002671894

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of August, 2002, by Nationscredit Financial Services Corporation, Grantor, by its duly authorized attorney in fact.

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

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Shelby Village #2, as of record in Book 1835, Page 48, Register's Office for said County.

Being the same property conveyed to NationsCredit Home Equity Services Corporation by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, dated September 21, 2001, recorded on November 30, 2001, of record in Instrument Number 20011130-0131692 Register's Office for Davidson County, Tennessee.

Commonly known as: 1404 Sevier Court, Nashville, TN 37201.

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.

Davidson County DEEDWARR
Recvd: 08/30/02 13:27 3pgs
Fees:18.00 Taxes:148.37
20020830-0105333

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

Nationscredit Financial Services Corporation, successor by merger to Nationscredit Home Equity Services Corporation by Fairbanks Capital Corp., Attorney-in-Fact

BY: _____

ITS: Laffaira Taylor
Document Control Officer

Acknowledgment

State of PA)
County of Montgomery)ss.

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Laffaira Taylor **as** Doc. Cnt. Off. **for Fairbanks Capital Corporation, the Attorney in Fact for Nationscredit Financial Services Corporation, 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** Doc. Cnt. Off. **of Fairbanks Capital Corporation, and that he/she as such** Laffaira Taylor **is authorized to sign on behalf of Nationscredit Financial Services Corporation, 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 5th **day of August, 2002.**

_____
Notary Public

Notarial Seal
Felicia J. Fluck, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Jan 11, 2006

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, $40,100, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Eddy C Brown
Affiant

Subscribed and sworn to before me this 14 day of August, 2002.

Notary Public

My commission expires:

1-25-06
(Seal)



Property owner and party responsible for payment of taxes:
Eddy C. Brown
1404 Seveir Court
Nashville, TN, 37201

Map No. 94-01-319.00

Return to:

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