Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-958
2075634895

Davidson County DEEDWARR
Recvd: 10/21/02 11:18 3pgs
Fees:18.00 Taxes:260.85
20021021-0128881

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of October, 2002, by Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12/01/98, Grantor, by its duly authorized attorney in fact.

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

Being Lot Number 181 of the Plan of Section "B" of The Village of Old Hickory described and found at Deed Book 1424, Page 67, in the Register's office for Nashville, Davidson County, Tennessee.

Being the same property conveyed to Manufacturers Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12/01/98 by Trustee's Deed dated July 24, 2002, filed for record August 14, 2002, as Instrument # 20020814-0098632, records of Davidson County, Tennessee.

Commonly known as: 1308 Birdsall Street, Old Hickory, TN.

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 Grantees and unto their 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.

Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12/01/98, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

ITS: _____
Laffaira Taylor
Assistant Secretary
Document Control

Acknowledgment

State of Pennsylvania
)ss. 87046052026
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, by Laffaira Taylor **as** Doc Cont Off **for Fairbanks Capital Corporation, the Attorney in Fact for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12/01/98, 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** Officer **of Fairbanks Capital Corporation, and that he/she as such** Doc Cont. Officer **is authorized to sign on behalf of Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12/01/98, 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 16 **day of September, 2002.**

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Mar. 26, 2006

Notary Public

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, $ 70,500.00 , 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 15th day of October, 2002.

Notary Public

My commission expires:

3.6.06

(Seal)

Phillip Davis Alexander
NOTARY PUBLIC AT LARGE
My Commission Exp. March 6, 2006
Williamson County, Tennessee

Property owner and party responsible for payment of taxes:
TKR Properties
1308 Birdsall Street
Old Hickory, TN,

Map No. 53-03-204.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
5384 Poplar Avenue Suite #202
Memphis, TN 38119