Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2067
2083448486 (an)

FILE BOX 45

Davidson County DEEDWARR
Recvd: 12/10/02 10:51 3pgs
Fees:18.00 Taxes:221.08
20021210-0152066

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of December, 2002, by Manufacturers & Traders Trust Company, Trustee for Securitization Series 1999-1 dated 3-04-99, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts,*Grantee, the following land in Davidson County, Tennessee:
*married

Land in Davidson County, Tennessee, being Lot Number 25 on the Map of the Nashville Housing Authority, Subdivision Number 1, as of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Manufacturers & Traders Trust Company, Trustee for Securitization Series 1999-1 dated 3-04-99 by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed November 15, 2002, as instrument number 20021115-0141875 in the records of the Register's Office of Davidson County, Tennessee.
Power of Attorney of record in Instrument 20021210-0152066 said
Commonly known as: 868 Joseph Avenue, Nashville, TN 37207. Register's Office

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.

Manufacturers & Traders (C&&-C78, D77-D78) Series 1999-1 dated 3-04-99, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

ITS: _____

FRANK VISOCKY
VICE PRESIDENT

Acknowledgment

State of Pennsylvania
)ss.
County of Montgomery

On this day before me, a Notary Public, personally appeared Frank Visocky, Vice President **to me personally well-known, who acknowledged that he/she is the of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for Manufacturers & Traders (C77-C78, D77-D78) Series 1999-1 dated 3-04-99, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 22 **day of November, 2002.**

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

John A. LaRue III
Notary Public

My commission expires:

_____

(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, $ 59750.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant FRANK VISOCKY
VICE PRESIDENT

Subscribed and sworn to before me this 22 day of November, 2002.

Notary Public

My commission expires:

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

(Seal)

Property owner and party responsible for payment of taxes:
Leland D. Watts
[redacted] 2819 Gallatin Road
Nashville, TN, [redacted] 37216

Map No. 82-03-542.00

Return to:

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