RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
William S. Cherry, Jr., Esq.
Poyner & Spruill LLP
3600 Glenwood Avenue
Raleigh, NC 27612
(Prepared without title search)

Davidson County DEEDWARR
Recvd: 01/03/03 13:06 3pgs
Fees:18.00 Taxes:283.02

20030103-0001260

Litton Loan Servicing LP
ATTN: Kym Dobbs
4828 Loop Central Drive
Houston, TX 77081

SPECIAL WARRANTY DEED

Loan: BOA009 REO Transfer

For and in consideration of the sum of Seventy Six thousand four hundred ninety one and 00/100 ($ 76,491.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **EQUICREDIT CORPORATION OF AMERICA**, whose legal address is 338 South Warminster Road; Hatboro, PA 19040, the **Grantor** herein, has this day bargained and sold, and does hereby transfer and convey unto **HOMECOMINGS FINANCIAL NETWORK INC.**, whose legal address is 9275 Sky Park Court; San Diego, CA 92123, the **Grantee** herein, its successors and/or assigns, certain real estate in DAVIDSON County, Tennessee as follows:

Lot Number 68 on the Plan of Lockeland, as of record in Book 57, Page 135, Register's Office for said county. Said Lot Number 68 fronts 50 feet on the South Side of Forrest Avenue and runs back between parallel lines, 170 feet to an alley.

BEING THE SAME property conveyed to the herein-named Grantor by instrument of record as Instrument No. 20020418-0048315 in the records of the Register's Office of Davidson County, Tennessee.

Property address: 1806 Forrest Avenue; Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and/or assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its successors, assigns and/or representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and/or assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but none other.

This conveyance is made subject to valid restrictive covenants and easements, if any appearing of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3 day of Sept, 2002, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

EQUICREDIT CORPORATION OF AMERICA

By: _____

Name: Kim A. Stevenson
(Typed name)

Title: EXECUTIVE VICE PRESIDENT
(Typed name)

Fairbanks Capital Corp. as Attorney in Fact

Signed and delivered
in the presence of us.

Witness: _____

Name: Bradley A. Stevenson
(Typed name)

Witness: _____

Name: Grant Walker
(Typed name)

State of Utah

County/City of Salt Lake

Before me, Valina Radtke, a Notary Public of the State and County/City aforesaid, personally appeared Kim A Stevenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Exe Vice Pres of EquiCredit Corporation of America, the within named Grantor, and that he/she as such Exe Vice Pres being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as Exe Vice Pres.

Witness my hand and official seal, at office in Salt Lake (city/county), Utah (state) this 3rd day of September, 2002.

* Fairbanks Capital Corp. as Attorney in Fact

_____

Notary Public: Valina Radtke
(Typed name)

My commission expires: 1-18-06 {Notarial Seal}

TAI

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 76,491.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: KIM A. STEVENSON
(Typed name)
EXECUTIVE VICE PRESIDENT
Fairbanks Capital Corp. as Attorney in Fact

Subscribed and sworn to before me this the 3rd day of September, 2002.

My commission expires: 1-8-06

Notary Public: Valina Radtke
(Typed name)

{Notarial Seal}

PROPERTY ADDRESS: 1806 Forrest Avenue; Nashville, TN 37206.

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HomeComings Financial Network Inc.
c/o Litton Loan Servicing LP
4828 Loop Central Drive
Houston, Texas 77081

Tax Parcel ID No. – 83-10-286

TAI