STATE OF TENNESSEE)
COUNTY OF Williamson)
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $31,185.00.

Affiant

Sworn to and subscribed before me this 9th day of ~~December~~ January, 2003.

NOTARY PUBLIC

My commission expires: 7-29-06

AMY FREDERICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Map and Parcel No. 82-12-171.00

Address of New Owner:
Van Christian
1463 Chesapeake
Brentwood, TN 37027

Send Tax Notices To:
-Same-

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, THE BANK OF NEW YORK, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHANIE CHRISTIAN and VAN E. CHRISTIAN, II ~~VAN CHRISTIAN~~, hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 602 McFerrin Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plan Book 2, page 105, Chancery Court at Nashville, Tennessee; and to the 2002 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the said GRANTOR, its successors and assigns, but not otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said THE BANK OF NEW YORK, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B, has hereunto set its signature, this 19th day of December, 2002.

FIRST UNION NATIONAL BANK OF DELAWARE CORPORATE SEAL

THE BANK OF NEW YORK, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B

By: Deborah Kaufman
Printed Name: Deborah Kaufman
Title: DESIGNATED SIGNERS FOR BNY

Davidson County DEEDWARR
Recvd: 01/15/03 15:42 2pgs
Fees:13.00 Taxes:115.38
20030115-0006727

STATE OF NC)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Kaufman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be designated signer (or other such officer authorized to execute this instrument) of THE BANK OF NEW YORK, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B, the within-named bargainor, a corporation, and that such designated signer, or other officer, as such designated signer, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as designed signer.

WITNESS my hand and official seal of office, at Raleigh NC, this 19th day of December, 2002.

SPECIAL SEAL Notary Public North Carolina Wake County

My commission expires: _____

Shannon Fain
NOTARY PUBLIC

Attachment "A": Legal Description.

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 2 on the Plan of Beasley's Subdivision of the Vaughn Tract as of record in Plan Book 2, Page 105, Chancery Court at Nashville.

Said Lot No. 2 fronts 50.0 feet on the west side of McFerrin Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998-B, by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated August 29, 2002, and recorded September 19, 2002 as Instrument No. 20020919-0114310, in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217