Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2082 (an)

Davidson County DEEDWARR
Recvd: 02/14/03 15:29 3pgs
Fees:18.00 Taxes:270.10
20030214-0020601

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of February, 2003, by Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, 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 Sue Johnson, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 9 on the Plan of Glencoe Acres Subdivision, Section I, of record in Book 1835, Pages 137 and 138, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being that same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-4, Agreement dated 12-01-98 by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed December 31, 2002, as Instrument No. 20021231-0162318 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3310 Mimosa Drive, Nashville, TN 37211.

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 her 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 Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-4, Agreement dated 12-01-98, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

ITS: FRANK VISOCKY VICE PRESIDENT

Acknowledgment

State of PA)
)ss.
County of Montgomery

On this day before me, a Notary Public, personally appeared Frank Visocky, **to me personally well-known, who acknowledged that he/she is the** Vice President **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-4, Agreement dated 12-01-98, 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 30 **day of ~~February~~, 2003.**

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)

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, $ 73,000.00, 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

SAN

Subscribed and sworn to before me this 30 day of ~~February~~, 2003.

Notary Public

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

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
Sue Johnson
3310 Mimosa Drive
Nashville, TN, 37211

Map No. 113-03-115.00

Return to:

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