Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2009
8785242358 (an)

FILE BOX 45

Davidson County DEEDWARR
Recvd: 02/24/03 11:02 3pgs
Fees:18.00 Taxes:81.40
20030224-0023995

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of February, 2003, by The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-1F), 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, married Grantee, the following land in Davidson County, Tennessee:

Lot 137, on Map of Sharpe and Crutcher's Addition as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee; fronting 60 feet on the Westerly side of North 6th Street and runs back between parallel lines along the Northerly margin of Bayard Avenue, 165 feet to an alley.Being the same property conveyed to The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-1F) by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee filed August 26, 2002, in Instrument Number 20020826-0102759 in the records of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-1F) by Trustee's Deed from Robert M. Wilson Jr. as Successor-Trustee filed August 26,2002 in Instrument Number 20020826-0102759 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1000 North 6th Street, Nashville, TN 37207.

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.

The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-1F), 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 The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-1F), 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 13 **day of** Jan **~~February, 2003~~.**

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

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, $ 22,000.00, 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

Subscribed and sworn to before me this 13 **day of** ~~February~~ Jan, **2003.**

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
~~1000 North 6th Street~~ 2819 Gallatin Road
Nashville, TN, ~~37207~~ 37216

Map No. 82-04-106.00

Return to:

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