Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2097
8044043720 (an)

Davidson County DEEDWARR
Recvd: 03/10/03 13:13 3pgs
Fees:18.00 Taxes:141.53
20030310-0031047

FILE BOX 45

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of March, 2003, by The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-2), 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:

Land in Davidson County, Tennessee, being part of Lot Number 14 on the Williams and Hays Belle View Plan, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, being part of Lot Number 14A on the resubdivision of Lot Number 5 and the Southerly part of Lot Number 14 on the Williams and Hays Belle View Plan, described partly according to a survey made by John H. Sullivan, Civil Engineer, November 21, 1957 as follows: Beginning on the Northerly margin of Crockett Street at the Southeast corner of the property conveyed to Charles Edward McWhirter and wife, Betty Sue McWhirter, by deed from W. A. McWhirter and wife, of record in Book 3309, Page 169, said Register's Office; thence with the said McWhirter's Eastern boundary line North 7044 degrees East 136.4 feet to the Southwest corner of the property conveyed to M. L. Randall and wife, by deed from Wm. P. McCord and wife, of record in Book 3508, Page 443, said Register's Office; thence with said Randall's Southern boundary line South 79 degrees 27 minutes East 50 feet; thence South 7 degrees 44 minutes West 131.1 feet to the Northerly margin of Crockett Street; thence with the same North 85 degrees 54 minutes West 50 feet to the beginning.

Being the same property conveyed to The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-2) by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed October 17, 2002, as instrument number 20021017-0127965 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 809 Crockett Street, Nashville, TN 37207.

Power of Attorney of record in Instrument # 20030224-0023994 for Davidson County.

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.

FILE BOX 45

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 2001-2), 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 2001-2), 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 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, $ 38250.00, 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, 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)

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

Map No. 71-16-69.01

Return to:

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