Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2023
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Davidson County DEEDWARR
Recvd: 04/22/03 08:51 3pgs
Fees:18.00 Taxes:351.50
20030422-0052711

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4 day of April, 2003, by The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2002-2), Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to George Ferris, and spouse if any, Grantees, the following land in Davidson County, Tennessee:

Being Lot Number 162 on the Plan of Primrose Meadows, Section 2, as of record in Plat Book 4860, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2002-2) by Substitute Trustee's Deed from Robert M. Wilson Jr., Substitute Trustee filed July 11, 2002, as instrument number 20020711-0083467 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1138 Apple Valley Road, Madison, TN 37115.

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 Grantees and unto their 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 2001-2), 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 2002-2), 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 4 **day of April, 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)

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, $ 95,000, 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 4 day of April, 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:
James Sawyer
Linda Sawyer
1138 Apple Valley Road
Madison, TN, 37115

Map No. 33-16-150.00

Return to:

Associate Closing & Title
A Division of Wilson & Associates, PLLC
5384 Poplar Avenue Suite 202
Memphis, TN 38119-5811