Davidson County DEEDWARR
Recvd: 04/22/03 10:37 3pgs
Fees:18.00 Taxes:218.30
20030422-0052862

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2344
2050601406 (an)

SEND TAX BILLS TO:
ANTOINETTE REGNIER
1132 LENOX PLACE
GOODLETTSVILLE, TN 37072

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of April, 2003, by Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1997-5, Agreement dated 12-01-97, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Antoinette Regnier, Grantee, the following land in Davidson County, Tennessee:

Beginning at the intersection of the Northerly right-of-way (25 feet from the centerline) of Campbell Road with the Easterly boundary line of property owned by Leslie B. Kiber, et ux, of record in Deed Book 5448, Page 119, in the Register's Office for Davidson County, Tennessee, said intersection being Easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; thence, leaving said right-of-way with said Easterly boundary line as follows:

North 8 degrees 12 minutes 32 seconds East 381.28 feet, North 9 degrees 22 minutes 52 seconds West 148.80 feet, North 84 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; thence, severing the property of Donna Allyson Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, Page 886, in said Register's Office, as follows:

South 5 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West 243.40 feet to a point intercepting a curve in said right-of-way concave to the North and having a radius of 651.80 feet; thence with said curve and right-of-way, Westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the beginning containing 5.20 acres.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1997-5, Agreement dated 12-01-97, by Trustee's Deed from Robert M. Wilson Jr. as Substitute Trustee, recorded on March 27, 2003, as instrument number 20030327-0040461, in the records of Davidson County, Tennessee.

Commonly known as: 1722 Campbell Road, Goodlettsville, TN 37072.

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 1997-5, Agreement dated 12-01-97, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____
FRANK VISOCKY

ITS: VICE PRESIDENT

Acknowledgment

FAIRBANKS CAPITAL CORPORATE SEAL UTAH 1989

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 1997-5, Agreement dated 12-01-97, 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

JOHN A. LARUE III NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

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, $59,000, 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.

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:
Antoinette Regnier
1722 Campbell Road
Goodlettsville, TN, 37072

Map No. 234-180.00

Return to:

AMERICAN ESCROW COMPANY

P O BOX 1733

HENDERSONVILLE, TN 37077