RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Donald Edwin Kniffen and Margaret Mary Kniffen

GRANTEE(s)
First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1

Davidson County DEEDTRS
Recvd: 04/24/03 12:37 3pgs
Fees:18.00 Taxes:360.14
20030424-0055144

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 15, 1999 and recorded on November 19, 1999 at Book 11749, Page 882 in the Register's Office of Davidson County, Tennessee, Donald Edwin Kniffen, aka Donald Kniffen, and Margaret Mary Kniffen conveyed to John B. Philip of Shelby County, Tennessee, as Trustee for Aegis Mortgage Corporation d/b/a UC Lending, a Corporation, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on August 23, 2002 as Instrument No. 200208230102210 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on March 26, 2003 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1, at and for the sum of $97,335.92, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium apartment located in Davidson County, Tennessee, described as follows, to-wit: Unit Number 980, together with the Carport designated Number 980-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium

Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Being the same property conveyed to Donald Edwin Kniffen and wife, Margaret Mary Kniffen by deed from Irene F. Kniffen, unmarried, of record in Book 10657, Page 215, Register's Office for Davidson County, Tennessee. The address of the above described property is: 980 General George Patton Road, Nashville, Tennessee 37221.

Commonly known as: 980 General George Patton, Nashville, Tennessee 37221

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 First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 26 day of Mar, 2003

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of Mar, 2003

Lena M. Nagle
Notary Public

My Commission Expires: NOTARY PUBLIC Pulaski County, Arkansas

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $97,335.92, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

W&A No. 845-200384

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 26 day of May, 2003.

Lena M. Nagle
Notary Public

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Expires: [illegible]

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
First Union National Bank as Trustee for Fairbanks Capital Corp. Mortgage Trust 2000-1
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 142-09-O-D-17.00CO

DSTDeedforPMI_DWalker_030326_1618

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 845-200384