Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2177
2055585158 (an)

PICK-UP

Davidson County DEEDWARR
Recvd: 04/24/03 14:35 3pgs
Fees:18.00 Taxes:266.40
20030424-0055269

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of March, 2003, by Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, Grantor, by its duly authorized attorney in fact.

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

Land in Davidson County, Tennessee, being Lot Number 36 on the Plan of Section One (revised) Peppertree Forest, of record in Plat Book 6900, Page 973, 974, and 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98 by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed November 6, 2002, as instrument number 20021106-0136890 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 4737 Graystone Street, Antioch, TN 37013.

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.

Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____
FRANK VISOCKY

ITS: 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 Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, 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 26 **day of** ~~March~~ Feb**, 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, $ 72000 RP , 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 26 day of ~~March~~ Feb, 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:
Johnny Spray
4737 Graystone Street
Antioch, TN, 37013

Map No. 165-14-65.00

Return to: