Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2390
8044017583 (an)

Davidson County DEEDWARR
Recvd: 04/24/03 14:32 3pgs
Fees:18.00 Taxes:135.42



20030424-0055284

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4 day of April, 2003, by First Bank National Association Trust U/A dated 5/1/96 (EQCC Home Equity Loan Trust 1996-2), 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot Number 51 on the Plan of Capital View Subdivision of record in Book 974, Page 52 & 53, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to First Bank National Association Trust U/A dated 5/1/96 (EQCC Home Equity Loan Trust 1996-2), by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on January 31, 2003, as instrument number 20030131-0013763, in the records of Davidson County, Tennessee.

Commonly known as: 109 Alhambra Circle, Nashville, TN 37207.

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.

First Bank National Association Trust dated 5/1/96 (EQCC Home Equity Loan Trust 1996-2), By Its Lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: _____

ITS: AVIVA BUSH, DOC. CONTROL OFFICER

Acknowledgment

State of Utah)
County of Salt Lake)ss.

On this day before me, a Notary Public, personally appeared AVIVA BUSH, DOC. CONTROL OFFICER**, to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for First Bank National Association Trust U/A dated 5/1/96 (EQCC Home Equity Loan Trust 1996-2), 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.**

_____
Notary Public

My commission expires:

(Seal)

NOTARY PUBLIC
VALINA RADTKE
3815 South West Temple
Salt Lake City, Utah 84115
Commission Expires
January 18, 2006
STATE OF UTAH

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, $ 36,600.00 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

AVIVA BUSH, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 4 day of April, 2003.

Notary Public

My commission expires:

(Seal)

NOTARY PUBLIC
VALINA RADTKE
3615 South West Temple
Salt Lake City, Utah 84115
Commission Expires
January 18, 2006
STATE OF UTAH

Property owner and party responsible for payment of taxes:
Leland D. Watts
~~109 Alhambra Circle~~ 2819 Gallatin Road
Nashville, TN, ~~37207~~ 37216

Map No. 60-12-86.00

Return to:

Metropolitan Escrow, Inc.

217 Pineway Drive

Nashville, TN 37217