FILE BOX 45

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
T2008-921
7001727697

Davidson County DEEDWARR
Recvd: 05/12/03 14:13 3pgs
Fees:18.00 Taxes:266.40
20030512-0063541

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5 day of May, 2003, by The Bank of New York, 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:

* Married

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot Number 1-A on the Plan of the Resubdivision of Reserved Parcel "C" Kenilworth Estates, Section 3, as of record in Book 4595, page 54, Register's Office for said County. Said Lot Number 1-A fronts 103.2 feet on the Southwesterly side of Tampa Drive and extends back 123.88 feet on the Southeasterly line and 172.97 feet on the Northwesterly line, which is a broken line, to a dead line the rear measuring 117.59 feet thereon.

Being the same property conveyed to The Bank of New York, Trust U/A dated 12/01/01 (EQCC Trust 2001-2) by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated May 22, 2002, recorded June 28, 2002, of record in Instrument Number 200206280078247, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 285 Tampa Drive, Nashville, TN 37211.

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.

The Bank of New York, Trust U/A dated 12/01/01 (EQCC Trust 2001-2), By Its lawful Attorney-in-Fact, Fairbanks Capital Corporation

BY: FRANK VISOCKY

ITS: VICE PRESIDENT

Acknowledgment

State of PA)
)ss.
County of Montgomery)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, by Frank Visocky **as** Vice President **for Fairbanks Capital Corporation, the Attorney in Fact for The Bank of New York, with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the** Vice Pres.dent **of Fairbanks Capital Corporation, and that he/she as such** Vice Pres dent **is authorized to sign on behalf of The Bank of New York, acting as Attorney in Fact for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.**

Witness my hand and seal this 5 **day of** ~~September~~ May 2003**,** ~~2002~~**.**

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, $72,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of May, 2003.

Notary Public

STANLEY C. MARTIN JR. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

MY COMMISSION EXPIRES OCT. 15, 2003

My commission expires:

(Seal)

Property owner and party responsible
for payment of taxes:
Leland D. Watts
285 Natalie Drive 2819 Gallatin Rd.
Nashville, TN, 37211 37216

Map No. 133-16-83.00

Return to:

Metropolitan Escrow, Inc.

217 Pineway Drive

Nashville, TN 37217