Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2531
2080637941

Davidson County DEEDWARR
Recvd: 06/23/03 13:49 3pgs
Fees:18.00 Taxes:281.20

20030623-0086253

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of June, 2003, by Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-3, Agreement dated 6-01-99, Grantor, by its duly authorized attorney in fact.

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

Land in Davidson County, Tennessee, being Lot 120 on the Plan of Piccadilly Square-Phase I, as of record in Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-3, Agreement dated 6-01-99, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on February 21, 2003, as instrument number 20030221-0022849, in the records of Davidson County, Tennessee.

Commonly known as: 520 Piccadilly Row, 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 1999-3, Agreement dated 6-01-99 By Its Attorney in-fact Fairbanks Capital Corporation

BY: _____

ITS: FRANK VISOCKY 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 1999-3, Agreement dated 6-01-99, 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 13 **day of June, 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, $ 76,000.00 , 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 13 day of June, 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:
Christopher Miller
520 Piccadilly Row
Antioch, TN, 37013

Map No. 149-02-0-A-090.00

Return to:

Associates Closing & Title
1521 Merrill Dr. Ste D220
Little Rock, AR 72211