Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2816
8790063138

FILE BOX 45

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of June, 2003, by The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, 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:

Land in Davidson County, Tennessee, being Lot Number 4 on the Plan of N. P. Corbitt's Addition to the South Nashville as of record in plan Book 1, Page 41, Chancery clerk at Nashville.

Being the same property conveyed to The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on May 13, 2003, as instrument number 20030513-0064434, in the records of Davdison County, Tennessee.

Commonly known as: 1118 2nd Avenue South, Nashville, TN 37210.

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 her 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.

Davidson County DEEDWARR
Recvd: 07/18/03 13:40 3pgs
Fees:18.00 Taxes:200.73
20030718-0101238

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, acting solely in its capacity as Trustee for 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

On this day before me, a Notary Public, personally appeared Frank Visicky, **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 The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2, 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 26 **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, $ 54,250.00 , 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 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:
Leland D. Watts
~~1118 2nd Avenue South~~ 2819 Gallatin Road
~~Nashville, TN, 37210~~ Nashville, TN 37216

Map No. 105-03-0-117.00

Return to:

Metropolitan Escrow, Inc.

217 Pineway Drive

Nashville, TN 37217