Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2446
8790565330

Davidson County DEEDWARR
Recvd: 08/06/03 09:21 3pgs
Fees:18.00 Taxes:157.25
20030806-0111490

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of June, 2003, by The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-3, Grantor, by its duly authorized attorney in fact.

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

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot Number 53 on the Map of TL Ward's Resubdivision of certain Lots in Williams and Hayes Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

Said part of said Lot fronts 60 feet on the Southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line. Parcel Number 276.00

Being the same property conveyed to The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-3, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on January 14, 2003, as instrument number 20030114-0005907, in the records of Davidson County, Tennessee.

Commonly known as: 918 Ward Street, 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.**

**The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-3 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 The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-3, 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** 19 **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, $ 42,500.00, 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 19 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:
John D. Denton
918 Ward Street
Nashville, TN, 37207

Map No. 071-12-0276.00

Return to: