Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-1073
2040125060

Davidson County DEEDWARR
Recvd: 08/20/03 15:14 3pgs
Fees:18.00 Taxes:306.73
20030820-0121140

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30 day of July, 2003, by Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-1-98, Grantor, by its duly authorized attorney in fact.

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

Land in Davidson County, Tennessee, being Lot Number 91 on the Plan of Section 3, Royal Hills, of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee. Said Lot Number 91 fronts 78.00 feet on the Northerly margin of Judith Drive and extends 141.86 feet on the Easterly line and 131.17 feet on the Westerly line to a dead line in the rear, measuring 79.08 feet thereon.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-1-98, by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed February 15, 2002, as instrument number 20020215-0020274 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 544 Judd Drive, Nashville, TN 37218.

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.

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, New York, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-1-98 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 Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1998-1, Agreement dated 3-1-98, 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 25 **day of July, 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, $ 82900.00 , 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 25 day of July, 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)

NOTARY PUBLIC PENNSYLVANIA LARUE III

Property owner and party responsible
for payment of taxes:
Christine L. Gooch
544 Judd Drive
Nashville, TN, 37218

Map No. 58-11-166.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
1521 Merrill Dr., Suite D220
Little Rock, AR 72211.9809