Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2871
2063932921

BOX #14A
G#2272-1

Davidson County DEEDWARR
Recvd: 09/22/03 13:51 3pgs
Fees:18.00 Taxes:157.25

20030922-0139854

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of September, 2003, by Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98, Grantor, by its duly authorized attorney in fact.

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

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 46 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee recorded on May 31, 2003, as instrument number 20030531-0073854, in the records of Davidson County, Tennessee.

Commonly known as: 2106 Lyle Lane, 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 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 By Its Lawful Attorney-in-fact Fairbanks Capital Corporation

BY: Celeste Freeman Robinson

CELESTE FREEMAN-ROBINSON
DOCUMENT CONTROL OFFICER

ITS: _____

FAIRBANKS CORPORATE SEAL UTAH 1989

Acknowledgment

State of PA)
)ss.
County of Montgomery

On this day before me, a Notary Public, personally appeared Celeste Freeman Robinson **, to me personally well-known, who acknowledged that he/she is the** Doc Cont Officer **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 1998-2, Agreement dated 6-01-98, 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 16 **day of September, 2003.**

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Mar. 26, 2006

John A. LaRue III

Notary Public

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL JOHN A. LARUE III

My commission expires:

_____

(Seal)

State of Pennsylvania, County of Montgomery

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.

Celeste Freeman-Robinson

Affiant CELESTE FREEMAN-ROBINSON
DOCUMENT CONTROL OFFICER

Subscribed and sworn to before me this 16 day of September, 2003.

Notarial Seal
John A. LaRue III, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Mar. 26, 2006

John A. LaRue III

Notary Public

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
Melburn Beech
~~2106 Lyle Lane~~ 100 Niblick Ct.
~~Nashville, TN 37210~~ Franklin TN 37064

Map No. 119-02-91.00

Return to:

John T. Cook, P.C.

2927 Berry Hill Drive

Nashville, TN 37204