Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2793
2066827698

Davidson County DEEDWARR
Recvd: 12/29/03 11:58 3pgs
Fees:18.00 Taxes:279.35
20031229-0183091

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of December, 2003, by Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Thomas B. Nilles and Dawn R. Nilles, Grantees, the following land in Davidson County, Tennessee:

Beginning at a point with a steel pin beside fence post in the North 3 1/3 degrees East line of Charles L. Hutton, Sr., property running North 3 1/2 degrees East to a steel pin located in the center of Little Marrowbone Creek Road, then North 40 1/2 degrees East with center of said road to a steel pin then running in a Southwesterly direction to a steel pin located in a large beech tree then running in a Westerly direction to a steel pin at a fence post being the beginning point containing 8 acres more or less.

Being the same property conveyed to Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on March 28, 2003, as instrument number 20030328-0040931, in the records of Davidson County, Tennessee.

Commonly known as: 4957 Little Marrowbone, Ashland City, TN 37015.

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 Grantees and unto their 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 1998-2, Agreement dated 6-01-98, by its Attorney in fact, Fairbanks Capital Corp.

BY: _____

FRANK VISOCKY

ITS: VICE PRESIDENT

Acknowledgment

State of PA)

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 Corp., a corporation, as attorney-in-fact for Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98, 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 2 **day of** DEC, **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, $ 75,500, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

FRANK VISOCKY
VICE PRESIDENT

Affiant

Subscribed and sworn to before me this 2 day of DEC, 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)

COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC
JOHN A. LARUE III

Property owner and party responsible
for payment of taxes:
Thomas B. Nilles
4957 Little Marrowbone
Ashland City, TN, 37015

Map No. 36-62.00

Return to:

Associates Closing & Title
11501 Huron Lane
Little Rock, 72211