Davidson County DEEDWARR
Recvd: 03/11/04 11:20 3pgs
Fees:18.00 Taxes:120.25
20040311-0028079

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3160
REO# 2013612607

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10 day of Febuary, 2004, by Manufacturers & Traders Trust Company, One M&T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Solution Home Buyers, Inc., Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition, to East Nashville, as of record in Book 57, Page 153, and part of a strip marked "reserved" East of said lot on the Plan of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for said county, described together as follows:

Beginning at the point in the line between Lots Nos. 414 and 415, said point being 150 feet East of the Easterly margin of South 14th Street, being the Northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edwards and wife, of record in Book 1629, Page 553, said Register's Office; thence with the line between said two lots and continuing in an Easterly direction 123.3 feet, more or less, to the Westerly margin of Village Court; thence with same Southwardly 50 feet; thence Westwardly 123.5 feet, more or less, to a point 150 feet East of the Easterly margin of South 14th Street, being Minton's Southeast corner; thence Northwardly and parallel with the Easterly margin of said street and Minton's Easterly line 50 feet to the beginning.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee filed for record November 6, 2003 as instrument number 20031106-0162932, Register's Office for Davidson County, Tennessee.

Commonly known as: 602 Village Court, Nashville, TN 37206

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 its successors and assigns forever.

Grantor covenants that it is seized 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 1995-2, Agreement dated 5-01-95, by its duly appointed attorney-in-fact, Fairbanks Capital Corp.

BY: _____

FAIRBANKS CAPITAL CORP. CORPORATE SEAL UTAH 1989

Acknowledgment

State of Utah

County of Salt Lake

On this day before me, a Notary Public, personally appeared AVIVA BUSH, DOC. CONTROL OFFICER me personally well-known, who acknowledged that he/she is the _____, of Fairbanks Capital Corp, attorney-in-fact for Manufacturers & Traders Trust Company, One M&T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-01-95, 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 by himself/herself as such officer.

Witness my hand and seal this 12 day of Febuary, 2004.

Emma Shaner
Notary Public

My commission expires:

_____
(Seal)

Notary Public
EMMA SHANER
3515 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

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, $ 32,500 00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Blackwell
Affiant

Subscribed and sworn to before me this 16th day of February, 2004.

Cheri S. Weldy
Notary Public

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON TENN.

My commission expires:

5/30/07
(Seal)

Property owner and party responsible for payment of taxes:
Solution Home Buyers, Inc.
602 Village Court
Nashville, TN 37206

Parcel #094-01-0-279.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211