Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2552
8044031212

Davidson County DEEDWARR
Recvd: 03/17/04 10:37 3pgs
Fees:18.00 Taxes:94.35

20040317-0030260

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10 day of March, 2004, by U.S. Bank National Association, f/k/a First BankNational Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1998-2, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to S.A.M. Properties, 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:

Being Lot Number 9 of Block "B" on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer property, of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, f/k/a First acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1998-2, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on March 20, 2003, as instrument number 20030320-0037016, in the records of Davidson County, Tennessee.

Commonly known as: 802 Petway Avenue, 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.

U.S. Bank National Association, f/k/a First BankNational Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1998-2, Grantor, by its duly authorized attorney in fact, Fairbanks Capital Corporation.

BY: Celeste Freeman-Robinson

CELESTE FREEMAN-ROBINSON, DOC. CONTROL OFFICER

ATTEST:

_____

Secretary/Treasurer

Acknowledgment

State of Utah)
ss
County of Salt Lake)

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 Control Officer **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for. U. S. Bank National Association, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1998-2,** Grantor, **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 10 **day of March, 2004.**

Emma Shaner

Notary Public

My commission expires:

_____

(Seal)

Notary Public
EMMA SHANER
3815 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, $25,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Hackney
Affiant

Subscribed and sworn to before me this 15th day of March, 2004.

Cheri D. Weldy
Notary Public

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

My commission expires:

5/30/07
(Seal)

Property owner and party responsible for payment of taxes:
S.A.M. Properties, Inc
P.O Box 446
Antioch, TN 37011

Map No. 82-04-315.00

Return to:

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