Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3299
7002735111

Davidson County DEEDWARR
Recvd: 03/18/04 09:53 3pgs
Fees:18.00 Taxes:99.90
20040318-0030731

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15 day of February, 2004, by The Bank of New York as Trustee for EQCC Trust 2001-2, Grantor, by its duly authorized attorney in fact.

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

Being Lot No. 11 on the Plan of Townsend Homes Section 1, of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed on February 12, 2004, as instrument number 20040212-0016749 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 721 Joseph Avenue, Nashville, TN 37207.

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 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.

The Bank of New York as Trustee for EQCC Trust 2001-2 by Fairbanks Capital Corporation, its Attorney In Fact

BY: _____

AVIVA BUSH, DOC. CONTROL OFFICER

ATTEST:

_____

Acknowledgment

State of Utah

)ss.

County of Salt Lake

On this day before me, a Notary Public, personally appeared _____, **to me personally well-known, who acknowledged that he/she is the** AVIVA BUSH, DOC. CONTROL OFFICER **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for The Bank of New York Trustee for EQCC Trust 2001-2, 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** February, **2004.**

Emma Shaner

Notary Public

My commission expires: _____

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

(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, $27,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey D. Palmer
Affiant

Subscribed and sworn to before me this 5th **day of** March, **2004.**

Cheri D. Weldy
Notary Public

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

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES DAVIDSON TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Leland Watts
721 Joseph Avenue
Nashville, TN, 37207

Map No. 082-07-0197.00

Return to:

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