Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3394
8044038837

Davidson County DEEDWARR
Recvd: 06/02/04 12:47 3pgs
Fees:18.00 Taxes:321.90
20040602-0064477

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of May, 2004, by U.S. Bank National Association, Grantor, by its duly authorized attorney in fact, Fairbanks Capital Corp.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ronald M. Buchanan and Connie J. Buchanan, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Dobson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southwesterly margin of Cortez Court, common corner of Lots Nos. 30 and 31; thence 70 feet along said margin to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve 36.52 feet to a concrete monument in the Southerly margin of Panama Drive; thence along said margin 82.0 feet to a point; common corner of Lots Nos. 29 and 30 and 5.0 feet from a concrete monument in said margin; thence Southwardly 149.6 feet to a concrete monument; thence Northeastwardly 152.0 feet to the beginning.

Being the same property conveyed to 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 1999-2 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record February 13, 2004 as instrument number 20040213-0017624, Registers Office for Davidson County, Tennesse.

Commonly known as: 6060 Panama Drive, Hermitage, TN 37076.

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 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 Bank National Association Trust, acting solely in its capacity as trustee for EQQC Home Equity Loan Trust 1999-2, by its duly authorized attorney in fact, Fairbanks Capital Corp.**

**BY:** _____

DAVID FRANCIS. DOC. CONTROL OFFICER

**Acknowledgment**

**State of** Utah

**County of** Salt Lake **ss.**

**On this day before me, a Notary Public, personally appeared** DAVID FRANCIS. DOC. CONTROL OFFICER**, to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corp., a corporation, as attorney-in-fact for U.S. Bank National Association, 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** 11 **day of May, 2004.**

_____

**Notary Public**

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

**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, $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant**

**Subscribed and sworn to before me this 28th day of May, 2004.**

Rita B. Mitchell
**Notary Public**

**My commission expires:**

6-17-07
**(Seal)**

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

**Property owner and party responsible for payment of taxes:**
**Ronald M. Buchanan and Connie J. Buchanan**
**6060 Panama Drive**
**Hermitage, TN, 37076**

**Map No. 086-02-0/082.00**

**Return to:**

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