Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3263
2073235042

Davidson County DEEDWARR
Recvd: 06/10/04 09:04 3pgs
Fees:18.00 Taxes:438.27
20040610-0068667

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of June, 2004, by Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-1 Agreement dated 3-04-99, 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 A. Reynolds and Diane M. Reynolds, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Chitwood Downs, a planned unit development, of record in Plat Book 6900, Pages 550 thru 552, as corrected by certificate of correction in Book 7462, Page 445, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-1 Agreement dated 3-04-99 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record January 2, 2004 as instrument number 20040102-0000042, Registers Office for Davidson County, Tennessee.

Commonly known as: 1500 Aaronwood Drive, Old Hickory, TN 37138.

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.

Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-1 Agreement dated 3-04-99, by its duly authorized attorney in fact, Fairbanks Capital Corp.

BY: _____

Acknowledgment

State of Utah

County of Salt Lake **)ss.**

On this day before me, a Notary Public, personally appeared DAVID FRANCIS, DOC. CONTROL OFFICER **(or proved to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corp., a corporation, as attorney-in-fact for Manufacturers & Traders Trust, 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 June, 2004.**

Lana A McOwen

Notary Public

My commission expires:

_____

(Seal)

Notary Public
LANA A. McCOWEN
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 29, 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, $118,450.00 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 2 day of June, 2004.

Notary Public

My commission expires:

(Seal)

Notary Public
LANA A. McCOWEN
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 29, 2007
State of Utah

Property owner and party responsible for payment of taxes:
Ronald A. Reynolds and Diane M. Reynolds
1500 Aaronwood Drive
Old Hickory, TN, 37138

Map No. 63/16/O/B/1.00 CO

Return to:

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