Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3240
8044038803

Davidson County DEEDWARR
Recvd: 06/16/04 15:58 3pgs
Fees:18.00 Taxes:320.05
20040616-0071521

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 day of May, 2004, by 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, 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 Melbra R. Sharpe-Rachell, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 116 on the plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to US. 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 December 23, 2003 as instrument number 20031223-0182235, Registers Office for Davidson County, Tennessee.

Commonly known as: 4561 Xavier Drive, Antioch, TN 37013.

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 her 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
)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** _____ **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.**

DAVID FRANCIS, DOC. CONTROL OFFICER

Witness my hand and seal this 7 **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, $ 86,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melba Sharpe Rachell
Affiant

Subscribed and sworn to before me this 9th day of June, 2004.

Mary Jayne Masters
Notary Public

My commission expires:

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Melbra Sharpe Rachell
4561 Xavier Drive
Antioch, TN, 37013

Map No. 148-08-103.00

Return to:

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