Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3495
2057652436

Davidson County DEEDWARR
Recvd: 08/04/04 10:23 3pgs
Fees:18.00 Taxes:416.25
20040804-0093350

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12 day of July 2004, by Manufacturers & Traders Trust Company, One M & T Plaza, NY 14203-2399, Trustee for Securitization Series 1998-4 Agreement dated 12-17-98, Grantor, by its duly authorized attorney in fact, Select Portfolio Servicing, Inc., F/K/A Fairbanks Capital Corp., as Attorney In Fact.

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

Land in Davidson County, Tennessee, being Lot No. 464, on the plan of Parkwood Estates, Section 3, as shown on plat of record in Plat Book 3300, Page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, NY 14203-2399, Trustee for Securitization Series 1998-4 Agreement dated 12-17-98 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record April 19, 2004 as instrument number 20040419-0044184, Registers Office for Davidson County,Tennessee.

Commonly known as: 3252 Vailview Drive, 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 Hannah K. Conley 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, NY 14203-2399, Trustee for Securitization Series 1998-4 Agreement dated 12-17-98, by its duly authorized attorney in fact, Select Porfolio Servicing, Inc., F/K/A Fairbanks Capital Corp., as Attorney In Fact

BY: _____

DAVID FRANCIS DOC CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL

ACKNOWLEDGEMENT

State of Utah

ss.

County of Salt Lake

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 Select Portfolio Servicing, Inc., F/K/A, Fairbanks Capital Corp., as Attorney In Fact, a corporation, as attorney-in-fact for Manufacturers & Traders Trust Company, One M & T Plaza, NY 14203-2399, Trustee for Securitization Series 1998-4 Agreement dated 12-17-98, 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 1 **day of July 2004.**

Emma Shaner

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, $112,500.00, 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 12th day of July 2004.

Notary Public

My Commission Expires:

(Seal)

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Property owner and party responsible for payment of taxes:

Hannah K. Conley
3252 Vailview Drive
Nashville, TN, 37207

Map No. 050-15-0 158.00

Return to:

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