Davidson County DEEDWARR
Recvd: 09/02/05 14:05 2 pgs
Fees:13.00 Taxes:194.25
20050902-0105851

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of AUGUST, 2005, by and between **US Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-2**, party of the first part, and **Stephen E. Chaisson,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee, to wit:

> **Land in Davidson County, Tennessee, Being Lot No. 18 on the Plat of Robert E. Powers Lands of Record in Book 421, Page 56, Register's Office for Davidson County, Tennessee. Lot No. 18 fronts 50 feet on the easterly side of Powers Avenue, and runs back between parallel lines 154 feet to an alley.**

Property known as 806 Powers Avenue, Nashville, TN 37206.

This is being the same property conveyed to **US Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-2,** by Substitute Trustee's Deed of record in Instrument No. 20050425, Page 0045589, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", "WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision restrictions, dedications, conditions, reservations, easements and/or other matters of record in the Davidson County Register's Office, and Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

US Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-2

DAVID FRANCIS, DOC. CONTROL OFFICER

By Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., through authorization recorded in Deed Book _____, Page _____, aforesaid records

STATE OF UTAH
COUNTY OF SALT LAKE

DAVID FRANCIS. DOC. CONTROL OFFICER

Personally appeared before me a Notary Public, _____ with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Doc. Control Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 25th day of AUGUST, 2005.

NOTARY PUBLIC
My Commission Expires:

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

STATE OF UTAH)
COUNTY OF SALT LAKE)

I 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, is $52,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT DAVID FRANCIS. DOC. CONTROL OFFICER

Subscribed and sworn to before me this the 25th day of AUGUST, 2005.

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

NOTARY PUBLIC
My commission expires:

Property Address:
806 Powers Avenue
Nashville, TN 37206

New Owner and Mail Tax Bills to:
Stephen E. Chaisson
806 Powers Ave.
Nashville, TN 37206

This instrument prepared by:
Hudnall, Cohn & Abrams, P.C.
780 Johnson Ferry Road, Suite 200
Atlanta, Georgia 30342

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212