Davidson County DEEDWARR
Recvd: 06/08/07 13:14 4 pgs
Fees:23.00 Taxes:244.57

20070608-0068942

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061102005T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 53-2-16.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Steve Rainey	SEND TAX BILL TO: Steve Rainey	
(Name) 1205 Fuller Street	(Name) [redacted] 6014 Bluewater Dr	
(Address) Old Hickory, TN 37138	(Address) [redacted] Lebanon TN 37087	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Steve Rainey, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1205 Fuller Street, Old Hickory, TN, 37138, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 27th day of April, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, By: Select Portfolio Servicing f/k/a Fairbanks Capital Corp., as its Attorney in Fact

By: _____

Its: CHERYL E. KRUEGER, DOC. CONTROL OFFICER

State of UTAH
County of SALT LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the NCO (Title of person signing) of SPS (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Salt Lake City, this April 27 2007

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 66,100.00.

_____
Affiant

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 30th day of April 2007

_____
Notary Public

My Commission Expires: 5-3-2010

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

SPECIAL WARRANTY DEED

EXHIBIT "B"

"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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

EXHIBIT A

Land in Davidson County, Tennessee, being lot 291, SECTION C-2, VILLAGE OF OLD HICKORY, as shown on plat of record in Plat Book 1835, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Stevie Lester by Decree for Redemption from Stefani Versace', recorded on the 6th day of May, 2003 in Instrument No. 20030506-0060116, and further conveyed by Substitute Trustee's Deed recorded on November 30, 2006 in instrument no. 20061130-0148097in the Register's Office of Davidson County, Tennessee.

Source 1