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 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$77.00
 PRESENTED & RECORDED:
 20040421 12:40 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: R MARSH DPTY
BK:RE 2463
PG:904-905

North Carolina Special Warranty Deed

Grantee 5550 RACINE DRIVE
 Mail after recording to ~~William Friende, 548 N. Main Street, Winston-Salem, North Carolina 27101~~ *27105*
 This instrument prepared by Nodell, Glass & Haskell, L.L.P., Two Hannover Square, Suite 2402, Raleigh, NC 27601
 Brief description of the index _____

THIS DEED made this the, 7th day of April, 2004, by and between

Grantor

Manufacturers & Traders Trust Company, One M&T Plaza,
 Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-
 2, Agreement dated 6-01-98

Grantee

Jose Espinal

The designation Grantor and Grantee as used herein shall include said parties, their heirs and successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron in the northernmost right of way line of Cox Blvd., said point also being the easternmost corner of Lot 58 as shown on map of W.H. Cox Development recorded in Plat Book 2, page 11A, Forsyth County Registry, and continuing with the easternmost line of said Lot 58 North 52 deg 11'04" west 184.71 feet to a new iron pipe in the southernmost line of Lot 52 in said subdivision; thence continuing with the line of Lot 52 North 38 deg 54'59" east 80.17 feet to an existing iron pipe in the westernmost corner of Lot 53 in said subdivision; thence continuing with the westernmost lines of said Lots 53, 54, 55 and 56 in said subdivision, South 52 deg 21'28" east 243.66 feet to an existing iron pipe in the northernmost right of way line of the aforementioned Cox Blvd.; thence continuing with said right of way South 74 deg 36'06" west 101.00 feet to the point and place of BEGINNING, containing approximately 0.396 acres, according to a survey prepared by Larry Lerue Callahan, R.L.S., dated September 5, 1996, Job No. 5505-1.

Further, being known and designated as Lot Number 57, as shown on the map or plat of W.H. Cox Development Property, a map of which is recorded in Plat Book 2, at page 11A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2421, Page 461, Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will

warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be affixed by authority of its Board of Directors, the day and year first above written.

[Handwritten Signature]

Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98
Fairbanks Capital Corp. as Attorney in Fact

BY: _____
JOYCE KINDSVOGEL, VICE-PRESIDENT, President

STATE OF Utah

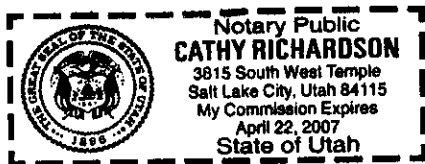
COUNTY OF Salt Lake

I, Cathy Richardson, a Notary Public in and for the aforesaid county and state, do hereby certify that JOYCE KINDSVOGEL, VICE-PRESIDENT, REU, of Fairbanks Capital Corp,

(Name of Official) (Title of Official)
personally appeared before me this date, and being by me duly sworn and acknowledged that (s)he is the Vice President of Fairbanks Capital Corp, Attorney in Fact for Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98, and acknowledged the due execution of the foregoing instrument on behalf of the company, and that the foregoing and annexed instrument was executed for and in behalf of the said Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98 and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the land records of the County of Forsyth, State of North Carolina, on the 13 day of March, 2001 at Book 2160, Page 1790 by Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney.

I do further certify that the said Fairbanks Capital Corp acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-2, Agreement dated 6-01-98.

Witness my hand and official seal or stamp, this the 7 day of April, 2004.



Cathy Richardson
Notary Public

My Commission expires: _____

STATE OF NC, FORSYTH CO
Cathy Richardson

The foregoing certificate(s) of:

NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.