BOX 50-B

MAP 92-13

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Par 170

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2859
0003737830

Davidson County DEEDWARR
Recvd: 10/08/03 13:56 3pgs
Fees:18.00 Taxes:263.07

20031008-0149541

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 31 **day of July, 2003, by Bank One, National Association, as Trustee under the Pooling and Servicing Agreement dated December 1, 2002 relating to the ACE Securities Corp. Home Equity Loan Trust Series 2002-HE3, Grantor, by its duly authorized attorney in fact.**

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ron ~~Runyon~~ RUNYEON**, Grantee, the following land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee County, Tennessee being Lot Number 8 on Block Number 11 Charlotte Park Second Addition to Nashville Tennessee of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee. Said Lot Number 8 fronts 50 feet on the Southerly side of Park Avenue formerly 1st Avenue and runs back between parallel lines with the Easterly margin of 35th Avenue North formerly Woodlin Street 150 feet of alley.

Being the same property conveyed to Fairbanks Capital Corp. as Nominee for Deutsche Bank AG New York Branch by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on May 15, 2003, as instrument number 20030515-0066431, in the records of Davidson County, Tennessee. out Book to sun north conveyed to Bank via By deed recorded Record of (1) Instr. 20031008-0149540
Commonly known as: 3327 Park Avenue, Nashville, TN 37211.

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 his heirs and assigns forever.

Grantor covenants that it is seised 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.

Bank One, National Association, as Trustee under the Pooling and Servicing Agreement dated December 1, 2002 relating to the ACE Securities Corp. Home Equity Loan Trust Series 2002-HE3 By Its Lawful Attorney in-fact Fairbanks Capital Corporation

BY: _____

AVIVA BUSH, DOC. CONTROL OFFICER

ITS: _____

Acknowledgment

State of Utah)
County of Salt Lake)ss

On this day before me, a Notary Public, personally appeared Aviva Bush **, to me personally well-known, who acknowledged that he/she is the** Doc Control Officer **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for Bank One, National Association, as Trustee under the Pooling and Servicing Agreement dated December 1, 2002 relating to the ACE Securities Corp. Home Equity Loan Trust Series 2002-HE3, 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 31 **day of July, 2003.**

_____
Notary Public

My commission expires:

_____
(Seal)

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

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, $ 71,101.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

AVIVA BUSH, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 31 day of July, 2003.

Notary Public

My commission expires:

(Seal)

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

SAME TAX BILL

Property owner and party responsible for payment of taxes:
Ron ~~Runyon~~ RUNYEON
3327 Park Avenue
Nashville, TN, 37211

Map No. 092-13-0-170.00

Return to:

BOX 50-B

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3310 WEST END AVE.
NASHVILLE, TN 37203