Box34

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 12/16/03 14:04 3pgs
Fees:18.00 Taxes:407.00
20031216-0179682

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of November, 2003 by and between Bank of New York as Trustee for CWABS 2002-2, hereinafter called Grantor, and Jose Cruz Giron and Walter e. Giron, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20030619-0084998, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20th day of November, 2003.

Bank of New York as Trustee for CWABS 2002-2, by Countrywide Home Loans, Servicing LP, as attorney in fact

BY: _____
Jacquie Prey
TITLE: Asst. Vice President of Countrywide GP, Inc. General Partner

STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jacquie Prey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Assistant Vice President, for Bank of New York, the within named bargainor, a Corporation, and that such Assistant Vice President executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Jacquie Prey.

Witness my hand and Official Seal at office this 20th day of November, 2003.

TANIA ARIAS
Commission # 1376085
Notary Public - California
Ventura County
My Comm. Expires Sep 22, 2006

_____
Notary Public- Tania Arias

My Commission Expires: 9/22/06

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Property Address: 110 Holiday Drive Madison, TN 37115
Parcel # 42-14-47

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

New Owner:
Mail Tax Bill to: Jose Cruz Giron and Walter Giron
110 Holiday Drive
Madison, TN 37115

Mail tax bill to:
Pulte Mortgage, LLC
7475 South Joilet Street
Englewood, CO 80112

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 110,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2003.

_____
Notary Public
My Commission Expires: 1 / 18 / 05

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot number 4 on the Map of Blair Estates Section 2 as of record in Plat Book 2854, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Being the same property conveyed to William A. Tucker by deed from Melvin B. Rawls and wife, Edith P. Rawls dated 5/25/99 of record in Book 11505, page 96, Register's Office for Davidson County, Tennessee.

Commonly known as: 110 Holiday Drive, Madison, Tennessee 37115