RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Johnnie Sue Rogers

GRANTEE(s)
JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13

Davidson County DEEDTRS
Recvd: 12/22/03 13:16 3pgs
Fees:18.00 Taxes:284.90
20031222-0181792

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 1, 2001 and recorded on November 12, 2001 as Instrument No. 20011112-0123648 in the Register's Office of Davidson County, Tennessee, Johnnie Sue Rogers, and James H. Rogers conveyed to American Title Company, as Trustee for Bayrock Mortgage Corp., a Georgia Corporation, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on November 18, 2003 as Instrument No. 20031118-0168358 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on November 19, 2003 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13, at and for the sum of $77,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Property located at: 1721 Greenhart Court, Davidson County, Antioch, Tennessee 37013, and: Land in Davidson County, Tennessee, being Lot Number 182 on the

Plan of Peppertree Subdivision, Section 15, of record in Plat Book 7900, Page 574, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to James H. Rogers and Johnnie Sue Rogers on March 9, 2001, by deed from John Ellis, filed for record on March 12, 2001, in Instrument #200103120023446, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to John Ellis on March 8, 2001, by Trustee Deed from Martin B. Patterson, Jr. and Donna M. Patterson, filed for record on March 12, 2001, in Instrument #200103120023445, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Martin B. Patterson and wife, Donna M. Patterson by deed from Jerry D. Butler, filed for record on January 31, 1994, in Book 9234, page 521, Register's Office for Davidson County, Tennessee.

Commonly known as: 1721 Greenhart Court, Antioch, Tennessee 37013

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 JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 19 day of November, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of November, 2003.

DONNA R. HAMILTON NOTARY PUBLIC MY COMM. EXP. SEPT. 3, 2007 SALINE CO., ARKANSAS

Donna R Hamilton
Notary Public

My Commission Expires: _____

W&A No. 725-203404

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $77,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 19 day of November 2003.

DONNA R. HAMILTON NOTARY PUBLIC SALINE CO. ARKANSAS MY COMM. EXP. SEPT. 3, 2007

Donna R Hamilton
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, as Trust Administrator pursuant to the Pooling and Servicing Agreement dated April 1, 2002 relating to Mortgage-Backed Pass-Through Certificates, Series 2002-AR13
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 176-02-0-015.00

DSTDeedforPMI_BBoone_031119_1600

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 725-203404