RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bruce Demetrious Pinkerton, Sr.

GRANTEE(s)
Bank of New York as Trustee for CWABS 2002-BC1

Davidson County DEEDTRS
Recvd: 02/09/04 11:53 3pgs
Fees:18.00 Taxes:175.58
20040209-0015338

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 2001 and recorded on July 5, 2001 as Instrument No. 20010705-0071811 in the Register's Office of Davidson County, Tennessee, Bruce Demetrious Pinkerton, Sr. conveyed to Ernest B. Williams, IV, as Trustee for The CIT Group/ Consumer Finance, Inc., 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 January 9, 2004 as Instrument No. 20040109-003819 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 January 28, 2004 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 Bank of New York as Trustee for CWABS 2002-BC1, at and for the sum of $47,454.62, 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 Bank of New York as Trustee for CWABS 2002-BC1 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 Bank of New York as Trustee for CWABS 2002-BC1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the Westerly 50 feet of Lot Number 24 on the Map of Tim H. Moore's Subdivision of parts of Lots Numbers 2, 3, 4, and 5, Johnson & Smith's Land as of record in Book 332, Page 107 and the Westerly 50 feet to Lots Number 31 and 32 on the Plan of Nashville Trust Company Subdivision of the Tim H. Moore tract, as of record in Book 843, Page 79 Register's Office Davidson County, Tennessee. Being the same property conveyed to Bruce Demetrious Pinkerton Sr., by Warranty Deed from Venture Properties dated March 11, 1994 and recorded April 13, 1994, in Book 9310, Page 333, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 945 West Greenwood Avenue, Nashville, Tennessee 37217

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 Bank of New York as Trustee for CWABS 2002-BC1, 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 28th day of January, 2004.

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 28th day of January, 2004.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

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 $47,454.62, 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 28th day of January, 2004.

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as Trustee for CWABS 2002-BC1
4828 Loop Central Drive
Houston, TX 77081

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Parcel No. 083-01-0 008.00

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. 784-203135