Davidson County DEEDWARR
Recvd: 03/10/04 15:51 2pgs
Fees:13.00 Taxes:68.45

20040310-0027828

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,500.00

Affiant

Subscribed and sworn to before me this 8th day of March, 2004.

Notary Public
My commission expires: 9-22-07

DONNA J. VANDERMEER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY 9-22-07

01-0402-24549

Address of New Owner:	Send Tax Bills to:	Tax-Information
Michael W. Cothern 98 Maury Street Nashville TN 37210	Michael W. Cothern 7428 Bidwell Road Joelton, TN 37080	093-16-0-077

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael W. Cothern and wife, Donna Cothern**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 102 on the plan of Maury and Claiburne's Addition to Nashville, as of record in Plat Book 21, Pages 84 and 85, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot 102 fronts 35 feet on the Westerly side of Maury Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record in Instrument No. 200312300183555, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 98 Maury Street, Nashville, TN 37210

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this _____ day of February, 2004.

Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 by Washington Mutual Bank, FA, as Attorney in Fact.

By: _____

Its: VP

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rosy Salgado, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Washington Mutual Bank, FA, Attorney-In-Fact for Wachovia Bank, National Association, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, the within named bargainor, and that he is authorized by Washington Mutual Bank, FA to execute this instrument on its behalf.

Witness my hand in Chatsworth, California, this 24 day of February, 2004.

_____
Notary Public

My Commission expires

CYNTHIA HOFF
Commission # 1437640
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2007