Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2065-030
31688708

Davidson County DEEDWARR
Recvd: 06/10/04 09:01 7pgs
Fees:38.00 Taxes:407.00
20040610-0068664

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of May, 2004, 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, Grantor, by its duly authorized attorney in fact, Ocwen Federal Bank, FSB.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Troy L. Minick and Rebecca D. Warden, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 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 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 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record December 22, 2003 as instrument number 20031222-0181792, Registers Office for Davidson County, Tennessee.

Commonly known as: 1721 Greenhart Court, Antioch, TN 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 Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized 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.

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, by its duly authorized attorney in fact Ocwen Federal Bank FSB.

BY: _____
See Attached Exhibit A
JOSEPH HILLERY
Director

OCWEN FEDERAL BANK FSB CORPORATE SEAL

Acknowledgment

State of FL
County of Orange **)ss.**

On this day before me, a Notary Public, personally appeared JOSEPH HILLERY **, to me personally well-known, who acknowledged that he/she is the** Director **of Ocwen Federal Bank, FSB, a corporation, as attorney-in-fact for 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 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 27th **day of May, 2004.**

_____
Notary Public

My commission expires:

Angela Blye
My Commission DD141376
Expires August 12, 2006

_____
(Seal)

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, $ 110,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of May, 2004.

Notary Public

My commission expires:

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Troy L. Minick and Rebecca D. Warden
1721 Greenhart Court
Antioch, TN, 37013

Map No. 176-02-0-015.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211

EXHIBIT A

INSTR # 101716979
OR BK 32811 PG 0276
RECORDED 02/26/2002 10:59 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2075

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Associates Closing & Title- HURON
11501 Huron Lane
Little Rock, AR 72211

POA#: 76

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, a New York banking corporation organized and existing under the laws of the State of New York and having its principal place of business at 450 West 33rd Street, New York, New York 10001 as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement, by and among the Trustee, Credit Suisse First Boston Mortgage Securities Corp. (the "Depositor") and Ocwen Federal Bank FSB (the "Servicer"), dated as of December 1, 2001 (the "Pooling and Servicing Agreement") ("CSFB Mortgage Backed Pass Through Certificates, Series 2001-S31"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all Mortgage Loans serviced by the Servicer pursuant to the Pooling and Servicing Agreement for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee on behalf of the CSFB Mortgage Backed Pass Through Certificates, Series 2001-S31 (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a United States governmental agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

FLA SEARCH CO. Box 97 AGENT CODE 1725

The completion of loan assumption agreements.

The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;

the preparation and issuance of statements of breach or non-performance;

the preparation and filing of notices of default and/or notices of sale

the cancellation/rescission of notices of default and/or notices of sale;

the taking of a deed in lieu of foreclosure; and

the preparation and execution of such other documents and performance such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8(a) through 8(e), above.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Pooling and Servicing Agreement and in accordance with the standard of care applicable to servicers in the Pooling and Servicing Agreement as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney shall be effective as of February 11, 2002.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, as Trustee pursuant to that Pooling and Servicing Agreement, dated as of December 1, 2001 (the "Pooling and Servicing Agreement"), by and among the Trustee, Credit Suisse First Boston Mortgage Securities Corp., (the "Depositor") and Ocwen Federal Bank FSB (the "Servicer") (CSFB Mortgage Backed Pass Through Certificates, Series 2001-S31), has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Thomas Britt, its duly elected and authorized Trust Officer this 11th day of February.

JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, as Trustee for CSFB Mortgage Backed Pass Through Certificates, Series 2001-S31

By: _____
Name: Thomas Britt
Title: Trust Officer

Witness: _____
Mark Volsosov
Trust Administrator

Witness: _____
Scott B. Rubin
Trust Administrator

STATE OF NEW YORK
COUNTY OF NEW YORK

On February 11, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared Thomas Britt of JPMorgan Chase Bank, formerly known as The Chase Manhattan Bank, as Trustee for CSFB Mortgage Backed Pass Through Certificates, Series 2001-S31, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed that same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.

(SEAL)

Ebonie D. Dawkins

Notary Public

EBONI D. DAWKINS
NOTARY PUBLIC, State of New York
No. 01DA6047968
Qualified in New York County
Commission Expires September 18, 2002

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 MONROE COUNTY, FLORIDA

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 7 day of August 2003.
Roger Desjarlais, County Administrator
By Bobbi Thrasher
Deputy Clerk

[TPW: NY05:7042973.1] 86150-00304 06/07/00 12:20PM