Davidson County DEEDWARR
Recvd: 06/18/04 10:49 2 pgs
Fees:13.00 Taxes:333.00
20040618-0072331

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of June, 2004 by and between JP Morgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of June 1, 2003, among Credit-Based Asset Servicing and Securitization LLC, C-BASS ABS, LLC, Litton Loan Servicing LP and JP Morgan Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2003-RBI, hereinafter called Grantor, and Christopher J. Fojtik, his 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Gatewood Subdivision, Section 1, as of record in Book 3300, pages 47-50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20031204-0174634, 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 14th day of June, 2004.

BY: _____

TITLE: CHRIS MCCORMICK
~~ASST. VICE PRESIDENT~~

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

2075-052931-LC

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared CHRIS MCCORMICK 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 Authorized Signatory, of «Holder», the within named bargainor, a Corporation, and that such CHRIS MCCORMICK executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHRIS MCCORMICK.

Witness my hand and Official Seal at office this 14th day of June, 2004.

Karl Cole

Notary Public

My Commission Expires:

KARL G COLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-23-2007

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Property Address: 514 Monica Avenue
Goodlettsville, TN 37072

Parcel # 034.05-0-040.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Christopher J. Fojtik
514 Monica Avenue
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2004.

Notary Public
My Commission Expires: 3/25/07

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.