RECORDING LEGEND
PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Paul C. Miller

GRANTEE(s)
Bank of New York as trustee for the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28

Davidson County DEEDTRS
Recvd: 09/24/04 13:58 3pgs
Fees:18.00 Taxes:321.37
20040924-0115632

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 29, 2002 and recorded on May 1, 2002 as Instrument No. 20020501-0053388 in the Register's Office of Davidson County, Tennessee, Paul C. Miller, and Beauty Patsy Miller conveyed to Brenda R. Lehman, as Trustee for SouthStar Funding, LLC, 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 **WILSON & ASSOCIATES, P.L.L.C.** as Successor Trustee by instrument of record recorded on September 15, 2004 as Instrument No. 20040915-0111216 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on September 1, 2004 at the Gaylord Entertainment Center in Nashville, Tennessee, 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 the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28, at and for the sum of $86,856.86, 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 the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said Bank of New York as trustee for the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 11 on the Map of John J. Rucker's Subdivision of Lot Number 8 and part of Lots Numbers 7 and 9 in the Second Plan of Brooklyn as of record in Book 332, page 157, Register's Office for said County, to which reference is made for a more complete legal description. Being the same property conveyed to Paul C. Miller by deed from Robert L. Stout and wife, Yvonne Stout and Kathryn B. Finley of record in Instrument Number 20010821-0089969, Register's Office for Davidson County, Tennessee.

Commonly known as: 429-431 Dennis Drive, Nashville, Tennessee 37207

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 the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 1 day of September, 2004.

WILSON & ASSOCIATES, P.L.L.C.

By _____
Christopher L. Palmer, Manager
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of September, 2004.

_____
Notary Public

My Commission Expires: _____

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO. ARKANSAS MY COMM EXP 09-25-12

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 $86,856.86, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Christopher L. Palmer, Manager
Successor Trustee

W&A No. 726-2041866

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, Manager, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of September, 2004.

Notary Public

My Commission Expires:

R. DENICE TAYLOR NOTARY PUBLIC PULASKI CO. ARKANSAS

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York as trustee for the Certificateholders of CWMBS 2002-28, Mortgage Pass-Through Certificates, Series 2002-28
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

Parcel No. 071-02-0-167

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. 726-2041866