THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 10/12/04 12:56 2pgs
Fees:13.00 Taxes:501.72
20041012-0122869

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2004 by and between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF February 1, 2002, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, ASSET BACKED FUNDING CORPORATION, LITTON LOAN SERVICING LP AND JP MORGAN CHASE BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-CB1, WITHOUT RECOURSE, hereinafter called Grantor, and Philip S. Segraves, his/her 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. 76 on the plan of Bridle Downs, Phase II of record in Plat Book 6900, Page 545 and revised in Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20030712-0097371, 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 6th day of February, 2004.

BY: X Stacey Bayley
STACEY BAYLEY
TITLE: ASSISTANT VICE PRESIDENT

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared Stacey Bayley 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 .S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF FEBRUARY 1, 2002, the within named bargainor, a Corporation, and that such Stacey Bayley executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Stacey Bayley.

Witness my hand and Official Seal at office this 6th day of February, 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: 1729 Champions Drive, Nashville, TN 37211
Parcel # 172-8-B-76CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Philip S. Segraves

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $135,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2004.
Maureen M. Waters
Notary Public
My Commission Expires: 07/10/07

MAUREEN M. WATERS
NOTARY PUBLIC AT LARGE
SHELBY CO., TENNESSEE