4001181025 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 20 day of December, 2004, by and between, **Bank One National Association, as Trustee for CSFB MBS Series 2002-9, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **Leland D. Watts,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit :

BEING PART OF LOT NUMBER 21 ON THE MAP OF THE HOME BLOCK OF NEILL S. BROWN'S SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO OF RECORD IN PLAT BOOK 2, PAGE 100 OF THE CHANCERY COURT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF NEILL AVENUE AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF A 15 FOOT ALLEY, BEING THE FIRST ALLEY NORTHWEST FROM SILVERDENE PLACE, FORMERLY RAMSEY OR GEORGIA STREET; THENCE NORTHEASTERLY 195 FEET TO A POINT IN THE MARGIN OF ANOTHER ALLEY; THENCE WITH MARGIN OF SAID LAST MENTIONED ALLEY, SOUTHEASTERLY 65 FEET, MORE OR LESS TO A POINT; THENCE SOUTHWESTERLY 195 FEET TO THE NORTHEASTERLY MARGIN OF NEILL AVENUE; THENCE WITH THE MARGIN OF THE SAME NORTHWESTERLY 65 FEET TO THE BEGINNING.

Power of Attorney of record in Instr. 20041229-0153783 said Register's Office.
Property known as **109 Neill Avenue, Nashville, Tennessee, 37206**

Parcel No. 082-12-0-083.00

This being the same property conveyed to **Bank One National Association, as Trustee for CSFB MBS Series 2002-9,** by Special Trustee's Deed of record in Instrument Number 20040706-0080049, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all Subdivision Restrictions, Dedications, Conditions, Reservations, Easements, and Covenants, of record, and 2005 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Davidson County DEEDWARR
Recvd: 12/29/04 11:13 2pgs
Fees:13.00 Taxes:133.20
20041229-0153784

Bank One National Association, as Trustee for CSFB MBS Series 2002-9

by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact

DAVID FRANCIS DOC. CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

STATE OF Utah
COUNTY OF Salt Lake)

Personally appeared before me a Notary Public, DAVID FRANCIS DOC. CONTROL OFFICER with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the _____ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 20 day of December, 2004.

NOTARY PUBLIC

My Commission Expires:

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

FILE BOX 45

STATE OF Utah)
COUNTY OF Salt Lake)

I 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, is $36,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

DAVID FRANCIS, DOC. CONTROL OFFICER
AFFIANT

Subscribed and sworn to before me this the 10 day of December, 2004.

NOTARY PUBLIC

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My commission expires:

Property Address:
109 Neill Avenue.
Nashville, TN 37206

New Owner and Mail Tax Bills to:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427