Bof 34

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2045-053

Davidson County DEEDWARR
Recvd: 01/24/05 08:31 3 pgs
Fees:18.00 Taxes:403.30

20050124-0008226

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19 day of January 2005, by Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series 2002-B, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Miguel A. Ramos, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Debra Heights, Section Three of record in Book 4175, Page 6, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series 2002-B, by Indymac Bank, F.S.B. as Attorney-in-Fact by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as Substitute-Trustee, filed for record March 23, 2004 as instrument number 20040323-0032571, Registers Office for Davidson County, Tennessee.

Commonly known as: 728 Bowfield 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 Grantee and unto his 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.**

**Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series 2002-B, by Indymac Bank, F.S.B. as Attorney-in-Fact**

**BY:** _____

BOB SIEGMETH

**IT'S:** REO, MANAGER, ASSISTANT VICE PRESIDENT

**Acknowledgment**

**State of** California
)ss.
**County of** Los Angeles

**On this day before me, a Notary Public, personally appeared** Bob Siegmeth **, to me personally well-known, who acknowledged that he/she is the** Asst. Vice President **of IndyMac Bank, F.S.B., a corporation, as attorney-in-fact for Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement 2002-B, a corporation, 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** 19th **day of January 2005.**

_____
**Notary Public**

**My commission expires:**

2-4-07

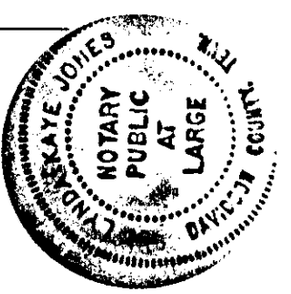
**(Seal)**

**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, $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Christine K. Brudenell
**Affiant**

**Subscribed and sworn to before me this** 21st **day of January 2005.**

Lynda Kaye Jones
**Notary Public**




**My commission expires:** 1/28/2006

_____
**(Seal)**

**Property owner and party responsible for payment of taxes:**
**Miguel A. Ramos**
**728 Bowfield Court**
**Antioch, TN, 37013**

**Map No. 149-09-0 046.00**

**Return to:**
Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211