RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43646

Davidson County DEEDWARR
Recvd: 03/15/05 11:38 3 pgs
Fees:18.00 Taxes:185.00
20050315-0028381

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4068-013
Loan# 12649844

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st day of February, 2005, by Deutsche Bank National Trust Company, as trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC4, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jillian Etherington, Grantee, and the following land in Davidson County, Tennessee:

Tract 1:
Being the southerly 50 feet of the easterly half of Lot No, 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for said County.

Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet, more of less, to the center of an alley.

Tract 2:
Beginning at the northeasterly corner of Lot No. 56, known as 609 Annex Ave, on the westerly side of Annex Ave, and thence along the said westerly side of Annex Ave. for 17 feet; thence west for 36 feet. Said portion of Lot No. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Provident Bank, d/b/a PCFS Financial Services, Inc. by Substitute Trustee's Deed from Paul N. Royal, substitute trustee, filed for record September 9, 2004, as instrument number 20040909-0108991, Register's Office for Davidson County, Tennessee.

Commonly known as: 611 Annex Avenue, Nashville, TN 37209.

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 her 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 dated as of September 1, 2002, Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC4, by its duly authorized attorney in fact, Litton Loan Servicing LP

BY: Stacey Bayley

Stacey Bayley
Vice President

IT'S: _____

Acknowledgment

State of Texas
) **ss.**
County of Harris

On this day before me, a Notary Public, personally appeared Stacey Bayley, **to me personally well-known, who acknowledged that he/she is the** Vice President **of Litton Loan Servicing LP, a corporation, as attorney-in-fact for Deutsche Bank National Trust Company, as trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC4, 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 1 **day of February 2005.**

Amanda Hylton
Notary Public State of Texas
My Commission Expires
July 23, 2007

Amanda Hylton
Notary Public

My commission expires:

_____

(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, $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th **day of February 2005.**

Notary Public

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.

MY COMMISSION EXPIRES:
MARCH 27, 2007

My commission expires:

3-27-07

(Seal)

Property owner and party responsible for payment of taxes:
Jillian Etherington
~~611 Adams Avenue~~ 1817 Jefferson St
Nashville, TN, ~~37209~~ 37208

Map No. 090-08-0 030.00

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