Davidson County DEEDWARR
Recvd: 09/12/05 12:40 3 pgs
Fees:18.00 Taxes:675.25

20050912-0109376

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of AUGUST, 2005, by and between **PMI Mortgage Insurance Co., an Arizona corporation**, party of the first part, and **Fred Mund and Marilyn Mund,** parties 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 County of Davidson, State of Tennessee, to wit:

See attached

~~The land referred to in this Commitment is described as follows:~~

~~Land in Davidson County, Tennessee, being Lot No. 191, on the Plan of Oak Highlands, Phase Two, A planned Unit Development, of record in Instrument No. 19991213-0307267, Register's Office for Davidson County, TN to which plat 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-A1 by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee, dated 02/24/05, filed 03/08/05, of record in Instrument No. 20050308-0025059, Register's Office for Davidson County, Tennessee.~~

Property known as 504 Bayridge Court, Antioch, TN 37013.

This is being the same property conveyed to **Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series 2002-A1,** by Substitute Trustee's Deed of record in Deed Book Instrument No. 20050308-0025059, 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 any Subdivision restrictions, dedications, conditions, reservations, easements and/or other matters of record in the Davidson County Register's Office, and 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.

173-04-0
GroupA
191.00

PMI Mortgage Insurance Co., an Arizona Corporation

DAVID FRANCIS, DOC. CONTROL OFFICER

By Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., through authorization recorded in Deed Book _____, Page _____, aforesaid records

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me a Notary Public, DAVID FRANCIS 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 DOC CNTROL OFF. 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 3rd day of AUGUST, 2005.

NOTARY PUBLIC
My Commission Expires:

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

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 $182,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT DAVID FRANCIS, DOC. CONTROL OFFICER

Subscribed and sworn to before me this the 3rd day of AUGUST, 2005.

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

NOTARY PUBLIC
My commission expires:

Property Address:
504 Bayridge Court
Antioch, TN 37013

New Owner and Mail Tax Bills to:
Fred Mund and Marilyn Mund
504 Bayridge Court
Antioch, TN 37013

This instrument prepared by:
Hudnall, Cohn & Abrams, P.C.
780 Johnson Ferry Road, Suite 200
Atlanta, Georgia 30342

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 191, on the Plan of Oak Highlands, Phase Two, A Planned Unit Development, of record in Instrument #1999123130302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PMI Mortgage Insurance Co., an Arizona Corporation from Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement Series, 2002-A1 by Quitclaim Deed dated August 15, 2005 and recorded _____ in Instrument #20050912-0109374, simultaneously hereiwht, Register's Office for Davidson County, Tennessee.