Tennessee
Map # 042.15-0-020.00

Fernando Alvarez
Litton #12653531

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 2002, and recorded in Register's Instrument No. 20020722-0087605 in the Register's Office of Davidson County, Tennessee, Fernando Alvarez, Single, conveyed to Allison Title Company, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in 20060126-0010148 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 28, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital 1 Inc. Trust 2002-NC4, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Twenty-Eight Thousand Three Hundred Fifty and 00/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment 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 1 Inc. Trust 2002-NC4 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital 1 Inc. Trust 2002-NC4, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Lots 89,90,91 and 92 inclusive in Block "C" on the unrecorded Plan of Marthonna Subdivision beginning at a point 300 feet north of the northwest corner of intersection of Esell Road South and Marthonna Road; thence with the westerly margin of said Marthonna Road, North 2 deg. 58 min. East 100 feet to a point; thence North 86 deg. 02 min. West 275 feet to a point; thence South 2 deg. 58 min West 100 feet to a point; thence South 86 deg. 02 min. East 275 feet to the point of beginning.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Fernando Alvarez, a single man, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20020722-0087604, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 03/10/06 13:33 2 pgs
Fees:13.00 Taxes:474.90
20060310-0028153

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2002, Morgan Stanley Dean Witter Capital 1 Inc. Trust 2002-NC4, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$12.00
Publication Expense	$265.02
Attorney's Fees and Trustees Fees	$600.00
Credit on Note	$127,472.98
	$128,350.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on February 28, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 28, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
236 West Marthona Road
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Litton Loan Servicing LP
4828 Loop Central Drive
Houston, TX 77081-2226

Mortgagee: None

RETURN TO:

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,350.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, February 28, 2006
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09