Davidson County DEEDWARR
Recvd: 06/23/06 08:35 5 pgs
Fees:28.00 Taxes:518.00

20060623-0074882

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

AFTER RECORDING MAIL TO:

SERVICE LINK
4000 INDUSTRIAL BLVD
ALIQUIPPA, PA 15001

SPECIAL WARRANTY DEED

DOCUMENT TITLE

After Recording Return To:
Loan No. 12653531, Client Ref. No.: 103213
Service Link LP
4000 Industrial Boulevard
Aliquippa, PA 15001

114702

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
42-15-20

SPECIAL WARRANTY DEED

Property Owner:
TANYA FOX &
T. MICHAEL GORHAM
236 West Marthona Road
Madison, TN 37115

Send Tax Bills To:
Tanya Fox & T. Michael Gorham
236 West Marthona Road
Madison, TN 37115

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 24 day of MAY, 2006, between 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, who has appointed Litton Loan Servicing, LP as Attorney-In-Fact, in care of Litton Loan Servicing, LP, 4828 Loop Central Drive, Houston, TX 77081 ("Grantor"), and TANYA FOX, a Single woman and T. MICHAEL GORHAM, a Single man, of 236 West Marthona Road, Madison, TN 37115, ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AS 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° 58' EAST 100 FEET TO A POINT; THENCE NORTH 86° 02' WEST 275 FEET TO A POINT; THENCE SOUTH 2° 58'

WEST 100 FEET TO A POINT; THENCE SOUTH 86° 02' EAST 275 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 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 20002-NC4 FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE IN DEED DATED 02/28/2006, RECORDED 3/10/06, IN INSTRUMENT NUMBER 20060310-0028153 IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 236 West Marthona Road, Madison, TN 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

WITNESS the execution of this deed on the day and year first above written.

ATTEST:

Lynnelle Marlow

Lynnelle Marlow

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, who has appointed Litton Loan Servicing, LP as Attorney-In-Fact

BY: Stacey Bayley

Stacey Bayley
Vice President

Its: _____

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Stacey Bayley/VP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory/VP of Litton Loan Servicing, LP 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 1, Inc. Trust 2002-NC4, the within named bargainor, and that she as such Authorized Signatory/VP, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by ~~himself~~ herself as Authorized Signatory VP

Witness my hand, and seal, at office, in Houston, Harris County, Texas, this 24 day of May, 2006.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Notary Public Rosemarie Salazar
My Commission Expires: 1-24-10

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $140,000.00.

See attached Page

Affiant

Subscribed and sworn to before me this 24 day of May, 2006.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

NOTARY PUBLIC My Commission Expires: _____

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, TERRA WEST,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 140,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Terra West

Affiant, Terra West, subscribed and sworn before me this 16 day of June, 2006.

Notary Public VICKI A. REEHER

My commission expires: 4.28.07

Notarial Seal
Vicki A. Reeher, Notary Public
City Of Aliquippa, Beaver County
My Commission Expires Apr. 28, 2007
Member, Pennsylvania Association Of Notaries