Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501Huron Lane
Little Rock, Arkansas 72211
V2057-028
200044603

Davidson County DEEDWARR
Recvd: 10/16/06 12:54 3 pgs
Fees:18.00 Taxes:246.05
20061016-0128108

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of September, 2006, by CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B, Grantor, by its duly authorized attorney in fact PHH Mortgage Corporation.

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of H.G. McNabbe Subdivision, of record in Book 1130, Page 79 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B in Trustee's Deed filed as instrument number 20060630-0078269.

Commonly known as: 3012 Harlin Drive, Nashville, TN 37211.

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 its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 2002-B by its duly authorized attorney in fact PHH Mortgage Corporation

BY: _____

ITS: Asst Vice President

Acknowledgment

State of New Jersey

ss.

County of Burlington

On this day before me, a Notary Public, personally appeared Christopher Mayall**, to me personally well-known, who acknowledged that he/she is the** Asst Vice President **of** PHH Mortgage Corporation**, a corporation, as attorney-in-fact for CitiBank, N.A., as Trustee for the Registered Holders of the PHH Mortgage Corporation Mortgage Pass-Through Certificate Series 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 13th **day of** September, 2006.

_____

Notary Public

My commission expires:

_____

(Seal)

OFFICIAL SEAL
SHARONNA KENYA HOWARD
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXP. JUNE 26, 2011

State of Tennessee }
}ss
County of Williamson }

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, $66,500.00, 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 19th **day of** September, 2006.

Notary Public

My commission expires:

(Seal)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Brian Stewart
~~**3012 Harlin Drive**~~ P.O. Box 121465
Nashville, TN, 37212

Map No. 119-13-0 038.00

Return to:

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