RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William A. Boyd

GRANTEE(s)
The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 06/09/08 08:52 2 pgs
Fees:13.00 Taxes:184.77
20080609-0058640

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2002 and recorded June 12, 2002, as Instrument No. 20020612-0071325 in the Register's Office of Davidson County, Tennessee, William A. Boyd conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender's successors and assigns, 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 has appointed **AARON SQUYRES** as Successor Trustee and **GREG IVESTER** as Co-Trustee by instrument of record recorded on May 12, 2008 as Instrument No. 20080512-0048953 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on May 28, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to The Bank of New York as Trustee for the Certificateholders CWL, Inc. Asset-Backed Certificates, Series 2002-02, at and for the sum of $49,937.50, that being the highest and best bid offered; and

WHEREAS, the said The Bank of New York as Trustee for the Certificateholders CWL, Inc. Asset-Backed Certificates, Series 2002-02 has assigned its interest in said property to the The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02, its successors and assigns; and

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

NOW, THEREFORE, in consideration of the premises and the payment by The Bank of New York as Trustee for the Certificateholders CWL, Inc. Asset-Backed Certificates, Series 2002-02 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being the westerly 35 feet and the easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Owens, Plan of Buena Vista, as of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lot Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extended back northwardly 100 feet to a dead line.
>
> Being the same property conveyed to the grantor(s) herein by deed being simultaneously recorded herewith in Instrument Number 20020612-0071324, said Register's Office.
>
> Commonly known as: 1102 Kellow Street, Nashville, Tennessee 37208.
>
> Tax Parcel No.: 08103014900

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 the The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 2 day of June, 2008.

Greg Ivester, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of June, 2008.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $49,937.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Greg Ivester, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Greg Ivester, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 2 day of June, 2008

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02
4828 Loop Central Drive
Houston TX 77051