

Document Prepared by and Recording requested by and  
after recording return to:  
  
Mortgage Resource Network  
16610 Dallas Parkway, Suite 2300  
Dallas, TX 75248

Investor Pool No. 2541	Agency	Assignor No. 2044156	MRN Ref. 1060	Investor Loan No. 1679157287	Assignee No.
(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)					

Assignment of Mortgage

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:


That MATRIX FINANCIAL SERVICES CORPORATION, ("Assignor"), 2133 W. Peoria Avenue; Phoenix, AZ 85029, acting herein by and through a duly authorized officer, the owner and holder of one certain Promissory Note payable to the order of the undersigned Beneficiary executed by PHILLIP M. EDWARDS AND TAMMY M. EDWARDS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HUSBAND AND WIFE, ("Borrower(s)"), and secured by a Mortgage on 11/16/01 executed by Borrower(s) for the benefit of the holder of said Note, which is recorded in the Real Property Records of SHELBY COUNTY, ALABAMA, for and in consideration of Ten and No/100 dollars, (\$10.00), and other good, valuable and sufficient consideration paid, the receipt of which is hereby acknowledged, does hereby transfer and assign, set over and deliver unto, Crown Bank, F.S.B., ("Assignee"), 105 Live Oaks Gardens; Casselberry FL 32707, all of its interest in and title to said Mortgage, together with the Note and all other loan documents securing the payment thereof, and all title held by the undersigned in and to the land described therein, which Mortgage is described below:

Recording Date: 12/3/01      Instrument: 2001-52118

Beneficiary: MATRIX FINANCIAL SERVICES CORPORATION  
Property Address: 270 COUNTRY HILLS ROAD MONTEVALLO, AL 35115


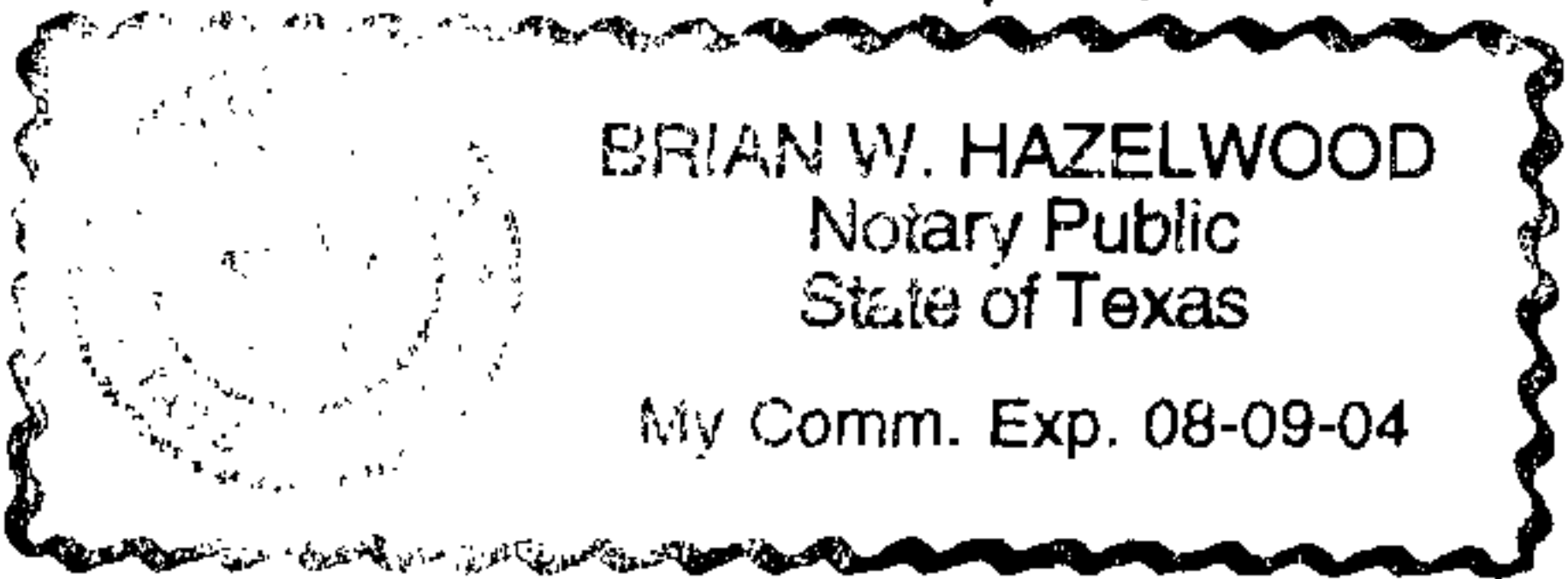
TO HAVE AND TO HOLD unto said Assignee said above described Mortgage and Note, together with all and singular the liens, rights, equities, title and estate in said real estate therein described securing the payment thereof, or otherwise.

Executed this the 1st day of September, 2002.

Matrix Financial Services Corporation  
  
By: Lisa Bassett, Vice President

STATE OF Texas                    )  
  ) ss.  
COUNTY OF DALLAS            )

This instrument was acknowledged before me on the 1st day of September, 2002 by Lisa Bassett, Vice President of MATRIX FINANCIAL SERVICES CORPORATION an Arizona corporation, on behalf of said corporation.

  
Notary Public  
Printed Name: Brian Hazelwood  
My Commission Expires: 8/9/04  


Assignor Address:  
Matrix Financial Services Corporation  
2133 W. Peoria Avenue  
Phoenix, AZ 85029  
  
Assignee Address:  
Crown Bank, F.S.B.  
105 Live Oaks Gardens  
Casselberry FL 32707