

Prepared by:
Karen Yow
Oakwood Acceptance Corporation, L.L.C.
7800 McCloud Road
Greensboro, NC 27409

When Recorded, Mail to:
Kenney + Solomon, PC.
3675 Crestwood Pkwy
Suite 500
Duluth, GA 30096
Loan Number: 2511,798

1394.0154 (Nixon)

ASSIGNMENT OF MORTGAGE

JPMORGAN CHASE BANK FKA THE CHASE MANHATTAN BANK AND FKA CHASE MANHATTAN TRUST COMPANY, NA, a national banking association (the "Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby absolutely sells, transfers, assigns, delivers, sets-over and conveys to **OAKWOOD ACCEPTANCE CORPORATION, LLC, DATED AS OF March 15, 2004** (the "Assignee") without recourse or warranty, the Assignor's right, title and interest in the following:

The mortgage or deed of trust identified on Exhibit A hereto (the "Mortgage"), involving the promissory note or other evidence of indebtedness secured by such Mortgage (the "Note") and all liens and security interests securing the payments of the Note.

TO HAVE AND TO HOLD the Mortgage, together with all and singular the rights and privileges thereunto in any way belonging unto Assignee, its successors and assigns, forever.

DATED: March 15, 2004

WITNESSES:

**OAKWOOD ACCEPTANCE CORPORATION, LLC, AS
ATTORNEY IN FACT FOR JPMORGAN CHASE BANK
FKA THE CHASE MANHATTAN TRUST COMPANY,
NATIONAL ASSOCIATION**

Karen Milgaw
(Witness 1)

Sandy Ambrosio
(Witness 2)

Assignor.

Jimmy S. Griffin
Jimmy S. Griffin, Senior Vice President

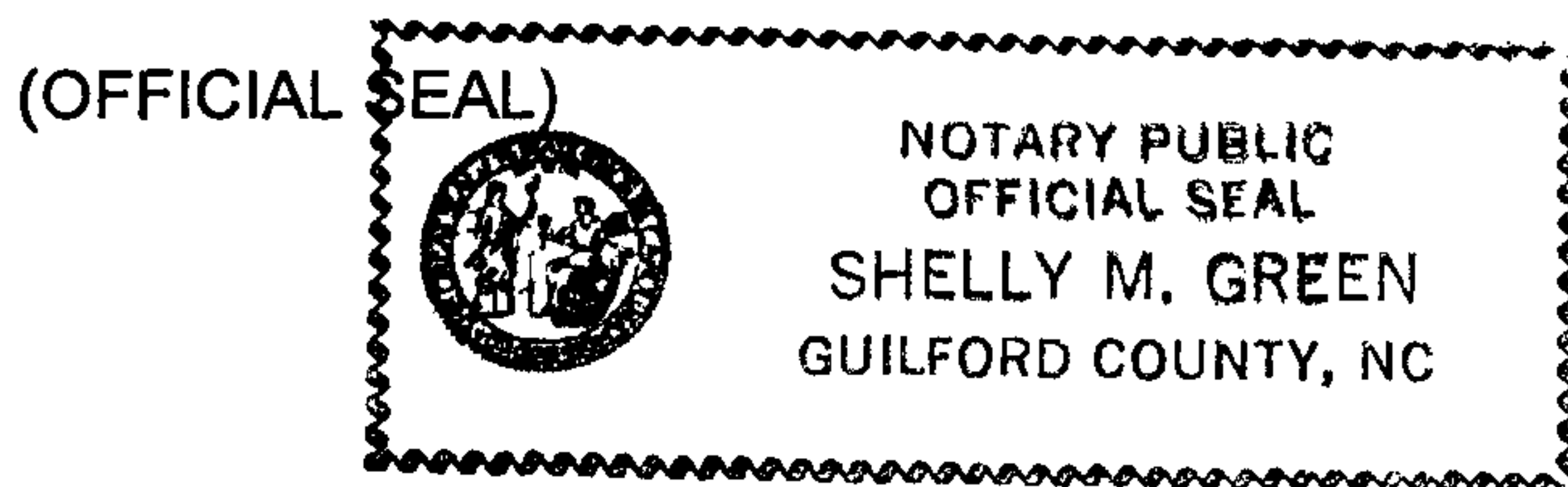
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, SHELLY M. GREEN, CLAIMS COORDINATOR, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JIMMY S. GRIFFIN, PERSONALLY APPEARED BEFORE ME ON THIS DAY, AND BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS SENIOR VICE PRESIDENT OF OAKWOOD ACCEPTANCE CORPORATION, LLC, ATTORNEY IN FACT FOR JPMORGAN CHASE BANK FKA THE CHASE MANHATTAN TRUST COMPANY, NA, THE OWNER AND HOLDER OF THE ABOVE REFERENCED SECURITY INSTRUMENT.

I DO FURTHER CERTIFY THAT THE SAID JIMMY S. GRIFFIN OF OAKWOOD ACCEPTANCE CORPORATION, LLC, ATTORNEY IN FACT FOR JPMORGAN CHASE BANK FKA THE CHASE MANHATTAN TRUST COMPANY, NA, ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING AND ANNEXED INSTRUMENT FOR THE PURPOSE THEREIN EXPRESSED FOR AND IN BEHALF OF JPMORGAN CHASE BANK FKA THE CHASE MANHATTAN TRUST COMPANY, N.A.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF March, 2004.



Shelly M. Green
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-27-09

EXHIBIT "A"

A Mortgage bearing a date of June 20, 2001 executed by Johnnie Mixon, Jr. and Mary Mixon, husband and wife, in favor of Oakwood Acceptance Corporation, which Mortgage is recorded in Book 2001, Page 28852 in the Office of the Judge of Probate of Shelby County, Alabama; as assigned to Chase Manhattan Trust Company National Association, as Trustee, pursuant to an Assignment of Mortgage recorded in Book 2001, Page 55348, aforesaid records.