

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, YVETTE M. VINCENT, a single woman executed a mortgage to Accredited Home Lenders, Inc. on the 2nd day of August, 2002, on that certain real property hereinafter described, which mortgage is recorded in Instrument #20020819000391190, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse by instrument recorded in Instrument # 20030813000530620 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on October 27th, November 3rd and 10th, 2004, fixing the time of the sale of said property to be during the legal hours of sale on the 29th day of November, 2004, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

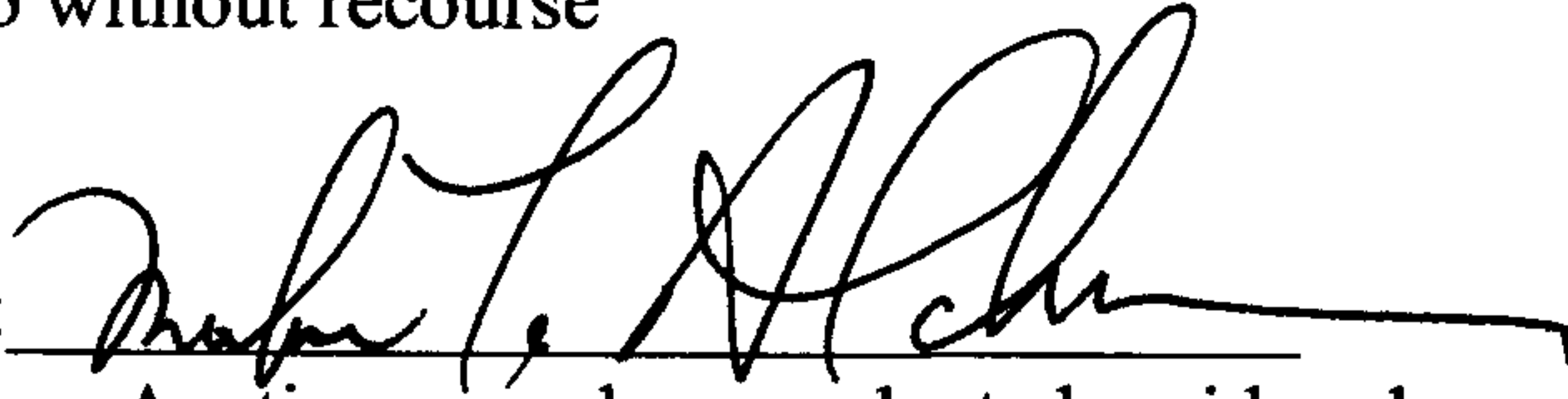
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 29th day of November, 2004, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$98,557.50 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Yvette M. Vincent by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

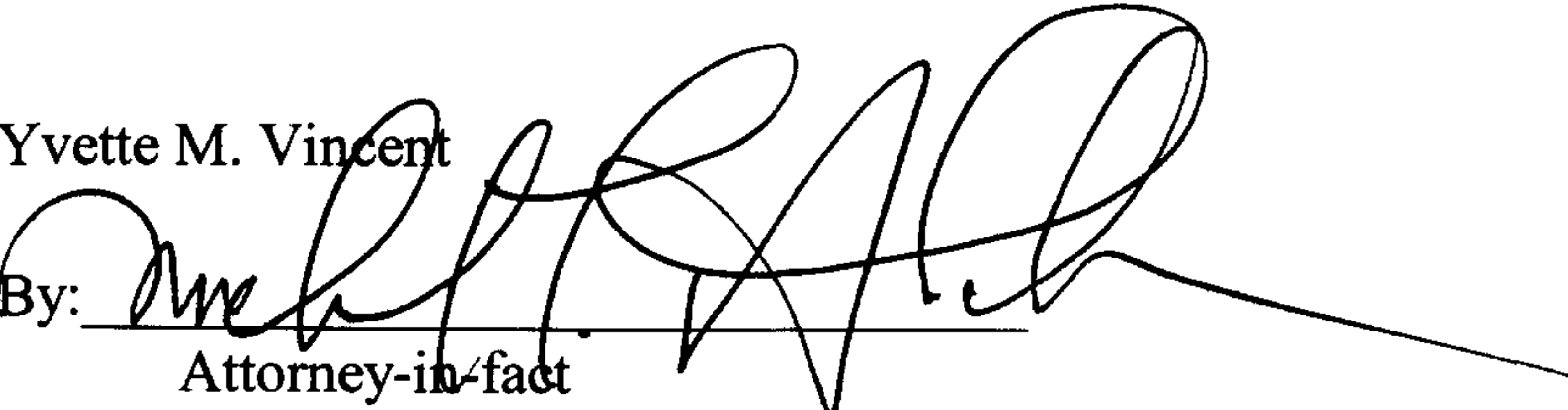
Amended Map Bermuda Lake Estates, Second Sector, Block 9, Lot 31, Section 3, Township 21 South, Range 3 West, as recorded in Map Book 10, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Yvette M. Vincent by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals as of this the 29th day of November, 2004.

JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse

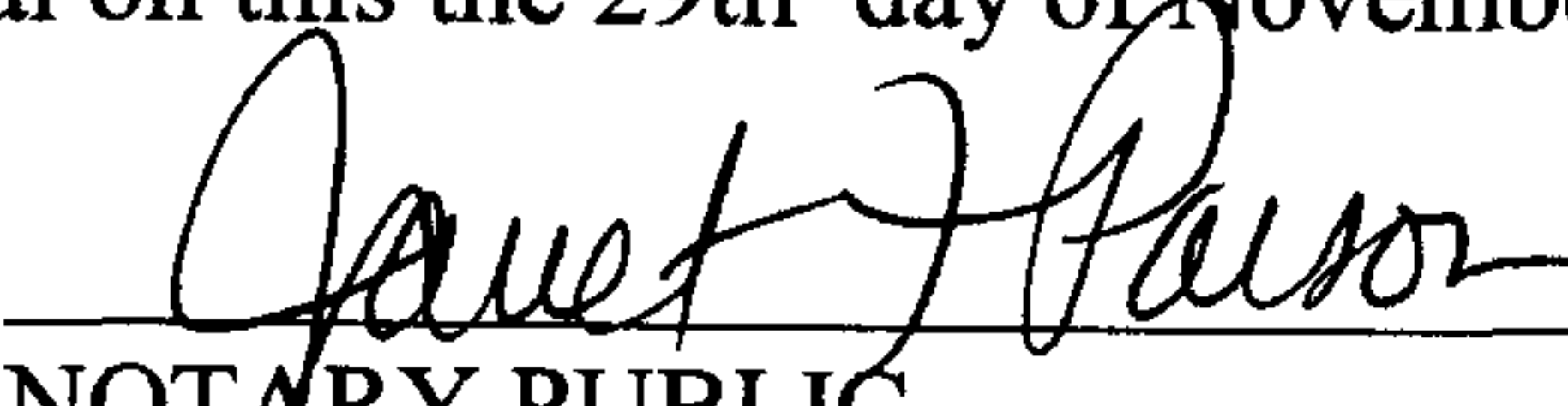
BY: 
Auctioneer who conducted said sale and attorney-in-fact

Yvette M. Vincent
By: 
Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of December 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-Bass, Mortgage Loan Asset-Backed Certificates, Series 2002-CB6 without recourse is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he in his capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 29th day of November , 2004.

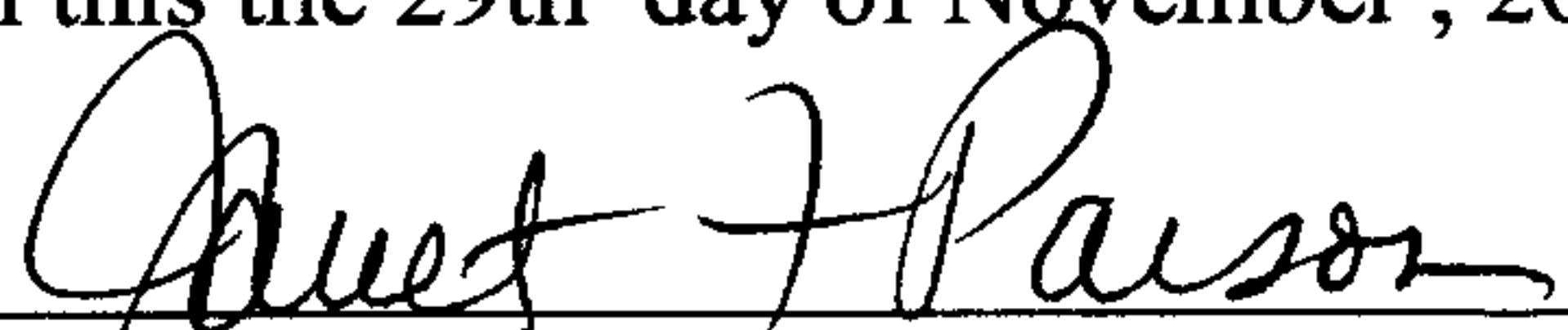

NOTARY PUBLIC
My Commission Expires: 10/16/08

STATE OF ALABAMA
COUNTY OF SHELBY

20041209000674790 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
12/09/2004 14:24:00 FILED/CERTIFIED

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact for Yvette M. Vincent is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 29th day of November, 2004.



NOTARY PUBLIC
My Commission Expires: 10/16/08

Grantee's address:

4828 Loop Central Drive
Houston, Texas 77081-2226

This instrument prepared by:
Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609