

\$ 20 .00 FA

NOTICE OF CONFIDENTIALITY RIGHTS: YOU MAY REMOVE OR STRIKE YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER BEFORE THIS INSTRUMENT IS FILED FOR RECORD.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 20, 2006

Grantor: U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Merrill Lynch Mortgage Investors, Inc., Litton Loan Servicing LP and U.S. Bank National Association, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB6

Grantor's Mailing Address:

Grantee: Bristol Land Trust

Grantee's Mailing Address: 239 Dalehurst
San Antonio, Tx. 78201

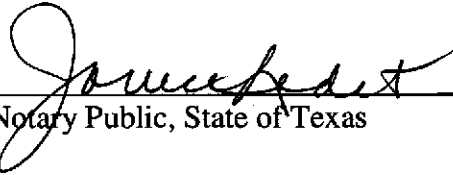
Consideration: Ten dollars (\$10.00) and other good and valuable consideration and a Note of even date that is in the principal amount of Forty Seven Thousand Nine Hundred Fifty and No/100 Dollars (\$47,950.00) (a portion of which is for purchase money), and is executed by Grantee, payable to the order of VCH Funding Corp. This Note is secured by a vendor's lien (to the extent of purchase money) retained in this Deed in favor of VCH Funding Corp. and by a Deed of Trust of even date from Grantee to Stewart J. Alexander, Trustee.

Property (including any improvements):

All that certain tract or parcel of land in Bexar County, Texas, being parts of Lots 5, 6 and 7, Block 2, New City Block 7722, according to Louis Bacher Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 642, Page 51, Deed and Plat Records of Bexar County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part and portion hereof.

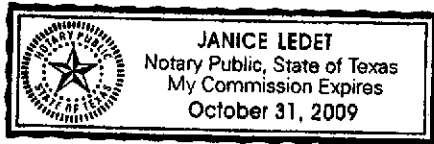
Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded oil, gas, and other minerals, royalties, bonuses, rentals, and other rights in connection with same, maintenance charges, building setback lines, municipal zoning and other ordinances, restrictions, regulations, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Public Utility District, including but not

Association, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB6, in the capacity therein stated and on behalf of said entity.



Notary Public, State of Texas

After filing, return to:



Prepared in the Law Offices of:

Stewart J. Alexander
7718 Broadway
San Antonio, Texas 78209

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Pages 4
02/01/2006 13:33:24 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Fees 24.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
02/01/2006 13:33:24 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerry Rickhoff