

\$ 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

limited to County Water and Fire Districts; taxes for 2006 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when such claim is made by, through or under Grantor, but not otherwise.

VCH Funding Corp., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien against and superior title to the property are retained for the benefit of VCH Funding Corp. until such Note described is fully paid according to its terms, at which time this Deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

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

LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT

ITS:
Stacey Bayley
Printed Name:
Vice President

(TITLE)

ACKNOWLEDGMENTS

STATE OF TEXAS		§	
COUNTY OF	HARRIS	§ §	
This ins	strument was ackno	owledged before the this 24 day of	of JAN,
2000, by	Stacey Bayley	, Authorized Signatory	OI U.S. Dank
National Assoc	iation, as Trustee u	inder the Pooling and Servicing Agree	ement dated as of
September 1, 20	004, among Credit-	Based Asset Servicing and Securitiza	tion LLC, Merrill
Lynch Mortgas	e Investors Inc	Litton Loan Servicing LP and US	Rank National

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:

JANICE LEDET

Notary Public, State of Texas
My Commission Expires
October 31, 2009

Prepared in the Law Offices of:

Stewart J. Alexander 7718 Broadway San Antonio, Texas 78209 Doc# 20060023724 # 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

