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(54) Title: TUMOR SELECTIVE TATA-BOX AND CAAT-BOX MUTANTS

(57) Abstract: The invention provides, e.g., a recombinant virus comprising (i) a modified TATA box-based promoter, and/or (ii) a modified CAAT box-based promoter operably linked to a gene, wherein the modified TATA box- based promoter and/or modified CAAT box-based promoter lacks a functional TATA box and/or CAAT box and permit selective expression of the gene in a hyperproliferative cell. The recombinant viruses can be used to treat cell proliferative diseases and disorders, including certain forms of cancer.