Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3057
0004241576

Davidson County DEEDWARR
Recvd: 01/15/04 13:09 8pgs
Fees:43.00 Taxes:362.60
20040115-0006329

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of November, 2003, by JP Morgan Chase Bank, Trustee for SASCO 2003-BC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dan R. Warfield and Linda K. Warfield, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.220 on the Plan of Woodberry Park of record in Plat Book 2133, Page 119, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to JP Morgan Chase Bank, Trustee for SASCO 2003-BC, by Quitclaim Deed from Lehman Capital, a Division of Lehman Brothers Holdings, Inc., Grantor, filed for record _____, _____, as instrument number 20040115-0006328, Register's Office for Davidson County, Tennessee.

Commonly known as: 2504 Woodberry Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Fairbanks Capital Corp. as Attorney in Fact

JP Morgan Chase Bank, Trustee for SASCO 2003-BC

BY: _____

~~President~~

AVIVA BUSH, DOC. CONTROL OFFICER

ATTEST:

_____

Secretary/Treasurer

Acknowledgment

State of Utah)

County of Salt Lake)

On this day before me, a Notary Public, personally appeared ~~AVIVA BUSH, DOC. CONTROL OFFICER~~ **personally well-known, who acknowledged that he/she is the** _____ **of , a corporation, as attorney-in-fact for JP Morgan Chase Bank, Trustee for SASCO 2003-BC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 6 **day of** November **, 2003.**

Emma Shaner

~~Notary Public~~ Notary Public

EMMA SHANER
3615 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My commission expires:

_____

(Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 98,000 , which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of November 2003.

Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/07

(Seal)

Property owner and party responsible for payment of taxes:
Dan R. Warfield
2504 Woodberry Drive
Nashville, TN, 37214

Map No. 095-12-0-008.00

Return to:

Associates Closing & Title
11501 Huron Lane
Little Rock, AR 72211

WHEN RECORDED, RETURN TO:
FAIRBANKS CAPITAL CORP.
ATTN: DOCUMENT CONTROL
P.O. BOX 65250
SALT LAKE CITY, UT 84165-0250

8749252
07/29/2003 02:32 PM 16.00
Book - 8850 Pg - 6806-6809
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FAIRBANKS CAPITAL
BY: SAM, DEPUTY - WI 4 P.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that JPMorgan Chase Bank, a New York banking corporation, having a place of business at 4 New York Plaza, 6th Floor, New York, N.Y. 10004, as Trustee (and in no personal or other representative capacity) under each of the respective Securitization Servicing Agreements listed in Exhibit A attached hereto (as amended, restated, supplemented or otherwise modified from time to time, the "Agreement"; capitalized terms not defined herein have the definitions assigned to such terms in the Agreement), hereby appoints Fairbanks Capital Corp., in its capacity as the Servicer under the respective Agreement, but only until the fifth anniversary of the date hereof, as the Trustee's true and lawful Special Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, but only in its capacity as Trustee aforesaid, to perform all acts and execute all documents as may be customary, necessary and appropriate to effectuate the following enumerated transactions in respect of any mortgage, deed of trust, promissory note or real estate owned from time to time owned (beneficially or in title, whether the Trustee is named therein as mortgagee or beneficiary or has become mortgagee or beneficiary by virtue of endorsement, assignment or other conveyance) or held by or registered to the Trustee (directly or through custodians or nominees), or in respect of which the Trustee has a security interest or other lien, all as provided under the applicable Agreement and only to the extent the respective Trustee has an interest therein under the Agreement, and in respect of which the Servicer is acting as servicer pursuant to the applicable Agreement (collectively with respect to each Agreement, the "Mortgage Documents").

This appointment shall apply to the following enumerated transactions under the applicable Agreement only:

1. The modification or re-recording of any Mortgage Document for the purpose of correcting it to conform to the original intent of the parties thereto or to correct title errors discovered after title insurance was issued and where such modification or re-recording does not adversely affect the lien under the Mortgage Document as insured.

2. The subordination of the lien under a Mortgage Document to an easement in favor of a public utility company or a state or federal agency or unit with powers of eminent domain including, without limitation, the execution of partial satisfactions/releases, partial reconveyances and the execution of requests to trustees to accomplish same.

3. The conveyance of the properties subject to a Mortgage Document to the applicable mortgage insurer, or the closing of the title to the property to be acquired as real estate so owned, or conveyance of title to real estate so owned.

4. The completion of loan assumption and modification agreements in respect of Mortgage Documents.

5. The full or partial satisfaction/release of a Mortgage Document or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related note.

6. The assignment of any Mortgage Document, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage Document upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related note.

8. With respect to a Mortgage Document, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

a. the substitution of trustee(s) serving under a deed of trust, in accordance with state law and the deed of trust;

b. the preparation and issuance of statements of breach or non-performance;

c. the preparation and filing of notices of default and/or notices of sale;

d. the cancellation/rescission of notices of default and/or notices of sale;

e. the taking of a deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage Document or state law to expeditiously complete said transactions in paragraphs 8(a) through 8(e), above.

9. Demand, sue for, recover, collection and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee under the Mortgage Documents, and to use or take any lawful means for recovery thereof by legal process or otherwise.

10. Endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the Mortgage Documents.

The Trustee gives the Special Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by this Limited Power of Attorney, subject to the terms and conditions set forth in the Agreement including the standard of care applicable to servicers in the Agreement, and hereby does ratify and confirm what such Special Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

IN WITNESS WHEREOF, the Trustee has caused its corporate name and seal to be hereto signed and affixed and these presents to be acknowledged by its duly elected and authorized officer this 10th day of July, 2003.

JPMorgan Chase Bank, as Trustee

By: _____
Name: Samir Pardini
Title: Senior Vice President

WITNESS:

_____
Name: Andrew M. Cooper
Title: Assistant Vice President

WITNESS:

_____
Name: Thomas Venusti
Title: Assistant Vice President

STATE OF NEW YORK

SS

COUNTY OF NEW YORK

On 11-10, 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument and to be a duly authorized and acting Senior Vice President of JPMorgan Chase Bank, and such person acknowledged to me that such person executed the within instrument in such person's authorized capacity as a Senior Vice President of JPMorgan Chase Bank, and that by such signature on the within instrument the entity upon behalf of which such person acted executed the instrument.

WITNESS my hand and official seal.

Margaret M. Price

Notary Public



MARGARET M. PRICE
Notary Public, State of New York
No. 24-4980599
Qualified in Kings County
Commission Expires April 22, 2007

Exhibit A to

Limited Power of Attorney – JPMorgan Chase

1. Securitization Servicing Agreement, dated as of January 1, 2003, among Aurora Loan Services Inc., as Master Servicer, Lehman Brothers Bank, FSB, as Seller, Fairbanks Capital Corp., as Servicer, and JPMorgan Chase Bank, as Trustee, which relates to the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-BC1.

2. Securitization Servicing Agreement, dated as of February 1, 2003, among Aurora Loan Services Inc., as Master Servicer, Lehman Capital, A Division of Lehman Brothers Holdings Inc., as Seller, Fairbanks Capital Corp., as Servicer, and JPMorgan Chase Bank, as Trustee, which relates to the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-BC2.

State of Utah AUG 25 2003
County of Salt Lake

I, the undersigned, Recorder of Salt Lake County, Utah do hereby certify that by law I have the custody of a seal and all papers, documents, records and other writings required or permitted by law to be recorded and that the annexed and foregoing is a true and full copy of an original document on file as such Recorder.

Witness my hand and seal of said Recorder this _____ day of _____ 20____

GARY W. OTT, RECORDER

By _____
Deputy
Leslie Thompson
Deputy Recorder