Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3323

0003807484

Davidson County DEEDWARR
Recvd: 06/03/04 14:36 3pgs
Fees:18.00 Taxes:379.25
20040603-0065532

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14 day of May, 2004, by Wells Fargo Bank Minnesota, National Association, in trust for the benefit of the Certificateholders under the Trust Agreement dated as of November 1, 2002 relating to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-BCI, Grantor, by its duly authorized attorney in fact, Fairbanks Capital Corp.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeffrey Jessup and Michael Wright, Grantees, the following land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being unit No. K-307 together with the carport designated as K-307-C in River Plantation, Section Three, a condominium, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, condominium apartments, recorded in Book 4675, Page 75, 76, and 77, as amended in Book 4675, Pages 103, 104, and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Wells Fargo Bank Minnesota, National Association, in trust for the benefit of the Certificateholders under the Trust Agreement dated as of November 1, 2002 relating to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-BCI by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed February 12, 2004, as instrument no. 20040212-0016755, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 8300 Sawyer Brown Road K307, Nashville, TN 37221.

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 seized 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.

Wells Fargo Bank Minnesota, NA, in trust for the benefit of the Certificateholders under the Trust Agreement dated as of November 1, 2002 relating to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-BCI, by its duly authorized attorney in fact, Fairbanks Capital Corp.

BY: _____

FAIRBANKS CAPITAL CORP. CORPORATE SEAL UTAH

Acknowledgment

State of Utah
ss.
County of Salt Lake

On this day before me, a Notary Public, personally appeared DAVID FRANCIS, DOC CONTROL OFFICER **to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corp., a corporation, as attorney-in-fact for Wells Fargo Bank Minnesota, NA, 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 14 **day of May, 2004.**

Emma Shaner

Notary Public

Notary Public
EMMA SHANER
3815 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, $102,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Jackwalf
Affiant

Subscribed and sworn to before me this 21st day of May, 2004.

Cheri D. Weldy
Notary Public

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

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Jeffrey Jessup and Michael Wright
8300 Sawyer Brown Road K307
Nashville, TN, 37221

Map No. 142-05-0-B-062.00

Return to:

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