Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-488
CHL #20876231/Martin

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

Davidson County DEEDWARR
Recvd: 08/27/04 10:54 3pgs
Fees:18.00 Taxes:281.20
20040827-0103800

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of August, 2004, by Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeffrey Lee McKay, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 15 on the map of Dugger Heights, of record in Book 1424, Page 102, Register's Office for said County.

Said Lot Number 15 fronts 68 feet on the East side of Corder Drive and runs back between lines, 173.9 feet on the North line and 173.95 feet on the South line, to a deed line in the rear which is a broken line, measuring 91.85 feet thereon.

Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-trustee, filed for record April 14, 2004 as instrument number 20040414-0041605, Registers Office for Davidson County, Tennessee.

Commonly known as: 1503 Corder Drive, Nashville, TN 37206.

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 Grantee and unto his 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.

Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1, by its duly authorized attorney in fact, Countrywide Home Loans, Inc.

BY: _____
Mark Arvizu

Acknowledgment

State of Texas
)ss.
County of Collin

On this day before me, a Notary Public, personally appeared Mark Arvizu, to me personally well-known, who acknowledged that he/she is the Vice President of Countrywide Home Loans, Inc., a corporation, as attorney-in-fact for Bank of New York, as Trustee for the Certificateholders of CWABS Series 2003-BC1, 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 10th day of August 2004.

_____
Notary Public / Evelyn Waithaka

My commission expires:

6/21/2006
(Seal)

EVELYN W WAITHAKA
Notary Public
State of Texas
My Commission Expires
June 21, 2006

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, $76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant / Mark Arvizu

Subscribed and sworn to before me this 10th day of August 2004.

Evelyn Waithaka

Notary Public / Evelyn Waithaka

My commission expires: 6/21/2006

(Seal)

EVELYN W WAITHAKA
Notary Public
State of Texas
My Commission Expires
June 21, 2006

Property owner and party responsible for payment of taxes:
Jeffrey Lee McKay
1503 Corder Drive
Nashville, TN, 37206

Map No. 072-16-0 239.00

Return to:

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