Davidson County DEEDWARR
Recvd: 07/01/05 13:51 2 pgs
Fees:13.00 Taxes:265.59

20050701-0076206

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of June, 2005, by and between **JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1**, party of the first part, and **Ronald Cunningham,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Being the same property conveyed to JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 by Substitute Trustee's Deed from Hudnall, Cohn & Abrams of TN, LLC, Substitute Trustee of record in Instrument No. 20050425 - 0045591, Register's Office for Davidson County, Tennessee.

Property known as 3263 Spears Road, Nashville, TN 37027.

This is being the same property conveyed to **JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1,** by Substitute Trustee's Deed of record in Deed Book Instrument No. 20050425-0045591, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", "WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision restrictions, dedications, conditions, reservations, easements and/or other matters of record in the Davidson County Register's Office, and Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1

By Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., through authorization recorded in Deed Book _____, Page _____, aforesaid records

DAVID FRANCIS, DOC. CONTROL OFFICER

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me a Notary Public, David Francis with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Da Contra Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 13 day of June, 2005.

Emma Shaner
NOTARY PUBLIC
My Commission Expires:

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

STATE OF UTAH)
COUNTY OF SALT LAKE)

I 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, is $ 71,781.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT
DAVID FRANCIS DOC. CONTROL OFFICER

Subscribed and sworn to before me this the 13 day of June, 2005.

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

Emma Shaner
NOTARY PUBLIC
My commission expires:

Property Address:
3263 Spears Road
Nashville, Tennessee 37207

New Owner and Mail Tax Bills to:
Ronald Cunningham
6113 Stillmeadow Drive
Nashville, TN 37211

Map: 050-14-0
Parcel: 090.00

This Instrument prepared by:
Select Portfolio Servicing
3815 South West Temple
Salt Lake City, UT 84115