SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,600.00

Stephanie Spert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF ~~JANUARY~~ February, 2006.

M. Bidwell
Notary Public

MY COMMISSION EXPIRES: 8/9/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/13/06 15:00 2 pgs
Fees:13.00 Taxes:287.12

20060313-0028819

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

RT-0093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lepera		135-05-0-011.00
(NAME) ~~1711 Southwind Drive~~ 8930 Beacon	(NAME) St. Owner	
(ADDRESS) ~~Nashville, TN 37217~~ Fort Myers,	(ADDRESS) FL 33907	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust forthe Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mark Lepera,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 16 on the Plan of Town Park Estates, as shown of record in Book 3300, Pages 64 and 65, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1 by Trustee's Deed dated October 20, 2005 of record in Instrument No. 20051110-0136153, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1711 Southwind Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Mark Lepera and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1, has executed this deed this 20 day of January, 2006.

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL

Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BCI

By: DAVID FRANCIS DOC. CONTROL OFFICER

Select Portfolio Servicing Inc. f/k/a Fairbanks Capital Corp, as as Attorney in Fact

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DAVID FRANCIS, DOC. CONTROL OFFICER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of _____ Select Portfolio Servicing, Inc. as Attorney in Fact, the Attorney in Fact of said Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20060303-0025222 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 20 day of January, 2006

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

RETURN TO:

Resource Title Agency of Tennessee