THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 04/19/06 09:36 2 pgs
Fees:13.00 Taxes:47.73
20060419-0044589

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of April, 2006, by and between HSBC Bank USA, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2004-SC1, its successors and assigns, hereinafter called Grantor, and Phillip Wright and Sam Ethel Wright, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Lot No. 30 on the Map of Carter Lane Place, as of record in Book 547, Page 105, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts fifty feet on the southerly side of Carter Avenue and runs back between parallel lines 129.9 feet on the west line and 129.4 feet on the east line to a dead line, and shows 50 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20060313-0028507, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

3rd day of April, 2006.

HSBC Bank USA, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2004-SC1

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

BY: _____

KEITH CHAPMAN
VA REO Closing Manager

TITLE: _____

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KEITH CHAPMAN VA REO Closing Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of HSBC Bank USA, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2004-SC1 as its attorney in fact and as the free act and deed of the within named HSBC Bank USA, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2004-SC1.

Witness my hand and seal, this 3rd day of April, 2006.

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Kavitaben R. Mehta
Notary Public

My commission expires:

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Property Address: 880 Carter Street, Nashville, TN 37206
Parcel #08204023700

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Phillip Wright and Sam Ethel Wright
532 Mill Station Drive
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 12,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2006.

Notary Public
My Commission Expires:

ANITA M. MORTON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

MY COMMISSION EXPIRES:
October 6, 2007

2512-062533-LC