RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Shannon and Deanna M. Shannon

GRANTEE(s)
JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 01/11/07 10:53 2 pgs
Fees:13.00 Taxes:155.40
20070111-0004567

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 31, 2003 and recorded January 15, 2004, as Instrument No. 20040115-0006397 in the Register's Office of Davidson County, Tennessee, James Shannon and Deanna M. Shannon conveyed to Elite Title Company LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a seperate corporation acting soley as a nominee for SouthStar Funding, LLC and SouthStar Funding, LLC's successors and assigns., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **SAMUEL S. HIGH** as Co-Trustee by instrument of record recorded on December 28, 2006 as Instrument No. 20061228-0160051 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on January 10, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2, at and for the sum of $42,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of located in Davidson County, Tennessee, described as follows to wit: LAND in Davidson County, Tennessee, being Lot No. 277 and 278 on the Plat of the Highlands Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County Tennessee. SAID Lots front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley. BEING the same property conveyed to James Shannon and wife Deanna M Shannon from James Davis Armstrong by Warranty Deed dated 12/31/03, recorded 01/15/04 in instrument 20040115-0006396, Register's Office for Davidson County, Tennessee. (Odelia M. Armstrong dies on 03/21/00 in Nashville, Tennessee.) THIS conveyance is made subject to any and all zoning regulations, building restriction, setback lines, if any easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) therein.

Commonly known as: 1306 Pennock Avenue, Nashville, Tennessee 37207.

Tax Parcel No.: 071 150 162.00

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 JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 10 day of January, 2007.

Samuel S. High, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Samuel S. High, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 10 day of January, 2007.

Notary Public

My Commission Expires: R. DENICE TAYLOR Notary Public-Arkansas Pulaski County My Commission Expires September 25, 2012

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel S. High
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Samuel S. High, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock AR this 10 day of January, 2007.

Notary Public

My Commission Expires: R. DENICE TAYLOR Notary Public-Arkansas Pulaski County My Commission Expires September 25, 2012

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residental Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2
4828 Loop Central Drive
Houston, TX 77081