After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. 1324365)

Davidson County DEEDWARR
Recvd: 04/03/07 14:05 3 pg
Fees:18.00 Taxes:107.30
20070403-0039989

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of March, **2007** by and between **The Bank of New York Trust Company, as Successor in interest to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2, by and through Litton Loan Servicing LP as Attorney-in-fact**, party of the first part, and **Kevin O'Neill**, A married person, 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as 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 as conveyed from Samuel S. High, as Co-Trustee to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2, as described in Instrument 20070111-0004567, Recorded 01/11/2007 in the Register's Office of DAVIDSON County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

KM

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

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

WITNESS the signature of the said party of the first part the day and year first above written.

The Bank of New York Trust Company, as Successor in interest to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2
By: Litton Loan Servicing LP as Attorney-in-fact

By: _____
Printed Name: Stacey Bayley
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of **The Bank of New York Trust Company, as Successor in interest to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The Bank of New York Trust Company, as Successor in interest to JP Morgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-BC2.**

WITNESS my hand, at office, this 20 day of March, **2007**.

_____
Notary Public Karen Castro

Commission Expiration: March 8, 2009

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

XX

Property Address:
1306 Pennock Avenue
Nashville, Tennessee 37207

Tax Parcel ID Number: 071 15 0 162.00

Property Owner & Property Address/
Mail Tax Bills To:
Kevin O'Neill
104 Settlersway
Hendersonville, Tennessee 37075

State of TEXAS
County of HARRIS

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 is **$29,000.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Curshawn Martin
Affiant EATON LOAN SERVICING, LP
AGENT

Subscribed and sworn before me this 20 day of March, **2007.**

Notary Public Karen Castro

Commission Expiration: March 8, 2009

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

F:\USERS\CHRIS\SERVICELINK DEEDS\SWD ONeill Kevin.wpd