STATE OF New York

COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Romano I. Tellso

Romano I. Tellso, V.P. Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 12th DAY OF June, 2007.

NOTARY PUBLIC-Linda D'Alessandro

MY COMMISSION EXPIRES: 8/30/08

LINDA D'ALESSANDRO NOTARY PUBLIC STATE OF NEW YORK No. 01DA4994... Qualified in ... My Commission Expires ...

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 07/05/07 08:42 2 pgs
Fees:12.00 Taxes:0.00
20070705-0079760

FROM:

JP Morgan Chase Bank

TO:

The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13

NAME AND ADDRESS OF NEW OWNERS:

The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13
101 Barclay Street
New York, NY 10286

SEND TAX BILLS TO:

Same as new owner.

MAP-PARCEL NUMBER:

070.13-0-145.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JP Morgan Chase Bank, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which they have in the hereinafter described property to The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13, their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 8, on the Plan of Hailey's Subdivision of Part of block 5 of G. T. Sheegog's Subdivision at Bordeux, as shown on survey and plat of same appearing of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JPMorgan Chase Bank by Trustee's Deed from Benjamin T. Jones, Co-Trustee, dated August 30, 2006, and recorded September 12, 2006, as Instrument no. 200609120112587, said Register's Office.

This is improved property known as 3105 River Drive, Nashville, TN 37218

In Witness Whereof, I have hereunto set my hand and signature on this the 12th day of June, 2007.

JP MORGAN CHASE BANK

By:
Name: Francis J. Grippo
Title: Vice President

CORPORATE ACKNOWLEDGEMENT

STATE OF New York)

COUNTY OF New York)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Francis J. Grippo, Vice President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President of JP Morgan Chase Bank, the within named bargainor, a corporation, and that he/she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President.

WITNESS my hand and seal, at office, this 12th day of June 2007.

NOTARY PUBLIC-Linda D'Alessandro

My Commission Expires: 8/30/08

LINDA D'ALESSANDRO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6115119
Qualified in Suffolk County
My Commission Expires August 30, 2008