Box 5

Davidson County DEEDWARR
Recvd: 06/06/08 10:53 3 pgs
Fees:18.00 Taxes:111.00
20080606-0058279

New owner: Donald Trotter

2001 Gooch St.
Nashville, TN 37207

This Instrument prepared by: return to	Please send tax notice to the following:
U.S. Land Title, LLC	DONALD TROTTER
4875 Olde Towne Parkway, Suite 150	2001 GOOCH STREET
Marietta, GA 30068	NASHVILLE, TN 37207

File # 85003316
REO # 31486202
Parcel #071050049.00
Address: 2001 GOOCH STREET, NASHVILLE, TN 37207

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee successor-in-interest to Bank One, N.A., as Trustee for the registered holders of the Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC7, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **DONALD TROTTER,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 9 day of MAY, 2008.

THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE SUCCESSOR-IN-INTEREST TO BANK ONE, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, AMORTIZING RESIDENTIAL COLLATERAL TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-BC7
By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

By: **KEITH CHAPMAN**
Its: REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KEITH CHAPMAN, 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 The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee successor-in-interest to Bank One, N.A., as Trustee for the registered holders of the Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC7, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee successor-in-interest to Bank One, N.A., as Trustee for the registered holders of the Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC7.

WITNESS my hand and seal at office this 9 day of MAY, 2008.

Notary Public, My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
LISA K. SCOTT
MY COMMISSION # DD 747989
EXPIRES: January 20, 2012
Bonded Thru Budget Notary Services

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $30,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

1/20/12
My Commision Expires

NOTARY PUBLIC STATE OF FLORIDA
LISA K. SCOTT
MY COMMISSION # DD 747989
EXPIRES: January 20, 2012
Bonded Thru Budget Notary Services

Notary Public

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

The easterly 48 feet of Lot Numbers 12 and 13, in E.T. Brown's Subdivision, being further described as parts of Lot Numbers 9 and 10 of Brooklyn, a Plan of which is of record in Book 332, Page 60, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 48 feet on the southernly margin of Gooch Street, and run back between parallel lines 106 feet along the westerly margin of a 12 foot alley to the line between Lot Numbers 13 and 14 and measure 48 feet thereon.

The property hereinabove described was acquired by the Grantor by instrument recorded as Instrument No. 20080305-0022037 in the aforesaid County and State.

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