BILL GARRETT, Davidson County
Trans:T20090086359 DEEDWARRSP
Recvd: 12/23/09 11:42 4 pgs
Fees:23.00 Taxes:303.40
20091223-0116764

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of February, 2009 by and **U.S. Bank National Association, as Trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3** hereinafter called Grantor, and **Patty Cole** unmarried, hereinafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 657, Edge-O-Lake Estates, Section 16, as shown on plat of record in Plat Book 4175, Page 157, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

Commonly know as: 2865 Creekview Drive Nashville, TN 37217

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Instrument Number 20090831-0081686.

Tax Parcel Number: 150-050-116.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 Grantor the day and year first above written.

U.S. Bank National Association, as Trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3
By JP Morgan Chase Bank, NA as attorney in fact

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

BY: _____
Gena Rotter

TITLE: Asst. Vice President

ACKNOWLEDGMENT

State of California
County of San Diego

On December 16, 2009 before me, SV LUGO, Notary Public, personally appeared Gena Rotter, Assistant Vice President by JP Morgan Chase Bank, N.A. as Attorney In Fact ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature SV Lugo **(Seal)**
My Commission expires: March 30, 2010

S. V. LUGO
COMM. #1555529
Notary Public - California
San Diego County
My Comm. Expires Mar. 30, 2010

NRO1 NRO1

Reference:

Loan # 24308199
Document type: SPECIAL WARRANTY DEED

See Attachment

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence**), and who, upon oath, acknowledged _____self to be the _____of **JP Morgan Chase Bank, NA, as attorney if fact for U.S. Bank National Association, as Trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3** the within named bargainor, and that _____he as such_____, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **U.S. Bank National Association, as Trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3, JP Morgan Chase Bank, NA as attorney in fact** by _____self as such.

WITNESS my hand and Notarial Seal at office this ____ day of December, 2009.

-SEAL-

_____
Notary Public
My commission expires:_____

STATE OF California
COUNTY OF San Diego

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $82,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Gayle Clay
REO Specialist

Subscribed and sworn to before me this the 16th day of December, 2009.

My Commission Expires: See Attachment
Notary Public

Owner's Mailing Address:
530 Wanda Drive
Nashville, TN 37214

Property Address:
2865 Creekview Drive
Nashville, TN 37217

Person or entity responsible for
The payment of taxes:
Patty Cole
530 Wanda Drive
Nashville, TN 37214

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134
Our File No.

ACKNOWLEDGMENT

State of California
County of San Diego

On December 16, 2009 before me, SV LUGO, Notary Public, personally appeared Gayle Clay, REO Asset Manager by JP Morgan Chase Bank, N.A. as Attorney In Fact ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**
My Commission expires: March 30, 2010



Reference:

Loan # 24308199
Document type: affiant, special warranty deed