

2007063451 00105

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$92.00

PRESENTED & RECORDED:

11-01-2007 10:58 AM

KAREN GORDON
REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2793

PG: 1191-1192



TRUSTEE'S DEED

04-63286

Grantee's Address:

JPMorgan Chase Bank, as trustee, in trust for the Holders of
Structured Asset Securities Corporation Mortgage Pass
Through Certificates, Series 2003-BC1
3815 South West Temple
Salt Lake City, Utah 84115

Drawn by and Mail to:

Shapiro & Ingle
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

#61

Tax Code#: 2258 002
STATE OF NORTH CAROLINA

\$ 92.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made October 30, 2007 by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 2776 Page 1735 Forsyth County Registry, for Peebles & Schramm, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of January 19, 2001, Drema C. Moser and Kenneth Dean Moser executed and delivered unto Peebles & Schramm, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2151, Page 3771, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on August 15, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07 SP 1635; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 12:00 PM on October 18, 2007 did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 became the last and highest bidder for the said land at the price of \$46,196.29 and

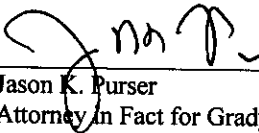
whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot(s) 2, as shown on the map of Retnuh Hills, Section 1, which map is recorded in Plat Book 8, page 192, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

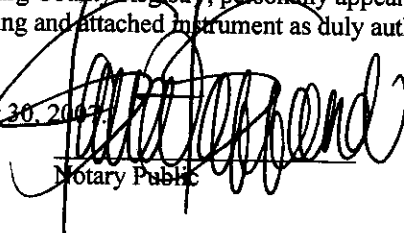
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set her hand and affixed her seal the day and year first above written.

 (SEAL)
Jason K. Purser
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Stacia Stafford, Notary Public in and for the State and County aforesaid, do hereby certify that Jason K. Purser attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on March 20th, 2007 in book 21935, and page 461, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the substitute trustee.

WITNESS my hand and official seal this October 30, 2007.


Notary Public

My Commission expires: 11/19/11

