

2008008711 00108  
FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT  
**\$80.00**  
PRESENTED & RECORDED:  
02-21-2008 01:22 PM  
KAREN GORDON  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPT  
BK: RE 2813  
PG: 3093-3094

SPECIAL WARRANTY DEED

Mail to:

K. Michael James  
4645 North Cherry Street  
Winston Salem, NC 27105

ENVELOPE

Drawn by:

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

Tax ID#: 2258 002

\$80.00 REVENUE STAMPS

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

THIS INDENTURE Made this 14 day of February, 2008, between JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, hereinafter GRANTOR, and K. Michael James, hereafter GRANTEE. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, 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.

Property Address: 4645 North Cherry Street, Winston Salem, NC 27105

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, as Trustee for the Pooling and Servicing Agreement referenced above, has delegated certain authority to the undersigned. The undersigned hereby warrants that JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 has the authority to delegate its authority to execute all contracts, agreements, deeds, and other instruments necessary to effect any such sale, transfer, or disposition of assets held by the Trust. This deed is a disposition within the authority so delegated.



JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1, by and through its attorney in fact Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp.

By: Dennis Cook REQ Vice President  
Vice President

STATE OF Utah  
COUNTY OF Salt Lake

On this 14 day of February, 2008, before me, the undersigned Notary Public, personally appeared Dennis Cook personally known to me to be the Vice President of Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp. and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 and acknowledged to me that he/she subscribed the name of JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 thereto as principal and the name of Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp. as attorney-in-fact for said JPMorgan Chase Bank, as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2003-BC1 and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 21 day of February, 2008, Book 2813, Page 3088.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires: 9/18/11

04-63286

