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Prepared By and Return to:
CORNELIUS LAW FIRM
9855 Hwy. 178
Olive Branch, MS 38654
662-895-1516

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2005-BC4 does hereby grant, bargain, sell, convey and specially warrant unto LARRY D. SHAEFFER the following described land lying and being situated in DeSoto County, Mississippi, to-wit::

Lot 33, Carriage Hills Estates, Amended, in Section 23, Township 1, Range 8, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 28, Pages 38-39, in the office of the Chancery Clerk of DeSoto County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of the date of closing of this transaction.

This conveyance is subject to any and all building restrictions, restrictive covenants, easements, rights-of-way, and mineral reservations of record, affecting said property.

IN WITNESS WHEREOF, has caused this instrument to be signed in its name by its undersigned officer and its corporate seal to be hereunto affixed, on this the 22 day of October, 2007.

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2005-BC4

BY: [Signature]
ITS: Authorized Signer

STATE OF Oregon
COUNTY OF Washington

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned county and state, _____, personally known to me to be the _____, who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said Seller being so authorized to do in the premises.

WITNESS MY SIGNATURE and official seal, this the 22 day of October 2007.

[Signature]

NOTARY PUBLIC

My commission expires: _____



GRANTOR: THE BANK OF NEW YORK,
Wilshire Credit Corporation
14523 SW Millikan, Suite 200
Beaverton, OR 97005
503-223-5600

Grantee: Larry D. Shaeffer
8753 MAGNOLIA COVE
SOUTHAVEN, MS 38671
901-553-5480

INDEXING INSTRUCTIONS: Lot 33, Carriage Hills Estates, Amended, in Section 23, Township 1, Range 8, DeSoto County,

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, The Bank of New York Trust Company, National Association, having its branch office at 601 Travis, Houston, Texas, 77002 and its main office at 700 South Flowers, 2nd Floor, Los Angeles, CA 90017-4104 (the "Bank"), hereby appoint Wilshire Credit Corporation, to be the Bank's true and lawful Attorney-in-Fact (the "Attorney") to act in the name, and on behalf, of the Bank with power to do only the following in connection with MLMI SURF Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-BC4 on behalf of the Bank.

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;

e. the taking of a deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

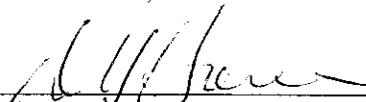
The authority granted to the attorney-in-fact by the Power of Attorney is not transferable to any other party or entity.

This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

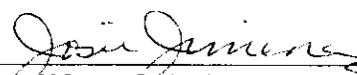
All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

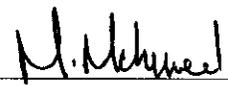
IN WITNESS WHEREOF, The Bank of New York Trust Company, National Association as successor to JPMorgan Chase Bank, National Association as Trustee, pursuant to that Pooling and Servicing Agreement among Merrill Lynch Mortgage Investors, Inc., (the "Depositor"), Wilshire Credit Corporation (the "Servicer"), and the Trustee, dated as of December 1, 2005, and these present to be signed and acknowledged in its name and behalf by David Howe its duly elected and authorized Managing Director this 18th day of May, 2007.

The Bank of New York Trust Company, National Association, as successor to JPMorgan Chase Bank, National Association, as Trustee -SURF 2005-BC4

By: 
Name: David Howe
Title: Managing Director

By: 
Name: Mary Jo Davis
Title: Vice President

Witness: 
Printed Name: Josie Jimenez

Witness: 
Printed Name: Mudassir V. Mohamed

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Personally appeared before me the above-named David Howe and Mary Jo Davis, known or proved to me to be the same person who executed the foregoing instrument and to be the Managing Director and Vice President respectively of The Bank of New York Trust Company, National Association as successor to JPMorgan Chase Bank, National Association, as Trustee - **SURF 2005-BC4**, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 18th day of May, 2007.

Mary Phu Yeung

NOTARY PUBLIC
My Commission expires: _____

