Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N12817

STATE OF California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is ***$120,000.00.***

Subscribed and sworn to before me, this _____day of DEC 2 4 2003.

THOMAS J. BALDWIN
Commission # 1373578
Notary Public — California
Orange County
My Comm. Expires Oct 5, 2006

Aimee Kemmeter
Assistant Vice President

Affiant

My Commission Expires
OCT 0 5 2006

Notary Public

N12817REO/LN# 17253/34931188-CY

Special Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
25 Century Boulevard, Ste. 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Aubrey Phillips		NAME: Aubrey Phillips	
STREET ADDRESS: 201 Appletree Road		STREET ADDRESS: 201 Appletree Road	
CITY: Goodlettsville	STATE: Tennessee	CITY: Goodlettsville	STATE: Tennessee
ZIP CODE: 37072		ZIP CODE: 37072	
MAP & PARCEL NO.: 33-11-8			

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ***DeutscheB ank National Trust, as trustee of Ameriquest Mortgage Securities, Inc. Series 2002-B, Asset Backed Certificates, under the Pooling & Services Agreement dated as of June 1, 2002, without recourse***

Hereinafter called Grantor has bargained and sold, and by these presents do hereby transfer and convey unto ***Aubrey Phillips***

Hereinafter called grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in ***Davidson*** County, State of ***Tennessee***, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 34, on the Plan of Blair Manor, as shown by plat of record in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Deutsche Bank National Trust, as trustee of Ameriquest Mortgage Securities, Inc. Series 2002-B, AssetB acked Certificates, under the Pooling & Services Agreement dated as ofJ une 1, 2002, without recourse, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated 07/10/03, recorded 07/23/03, as Document No.20 0307230102817, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/05/04 10:35 2pgs
Fees:13.00 Taxes:444.00

20040105-0001158

Map & Parcel # 33-11-8

THIS IS IMPROVED PROPERTY KNOWN AS: ***201 Appletree Road, Goodlettsville, TN 37072***

To have and to hold the said tract orp arcel ofl and, with the appurtenance, estate, title and interest thereto belonging to the said grantee, his/her heirs and assigns, forever; and I do covenant with the said grantee that Il awfully seized and possessed ofs aid land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein seto ut, and we do further covenant and bind myself, my heirs and representatives, to warranta nd forever defend the title to the said land to the said grantee, his/her heirs and assigns, againstt he lawful claims of all persons whomsoever, *butt his Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* Wherever used, the singular number shall include the plural,t he plural, the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of DEC 2 4 2003.

Deutsche Bank National Trust, as trustee of Ameriquest Mortgage Securities, Inc. [illegible] Certificates, under the Pooling & Services Agreement dated as of June 1, 2002,

By: Aimee Kemmeter
Its: Assistant Vice President

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aimee Kemmeter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Assistant Vice President of Deutsche Bank National Trust Company as Trustee the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the ____ day of DEC 2 4 2003 200__.

My Commission Expires:
OCT 0 5 2006

Notary Public

THOMAS J. BALDWIN
Commission # 1373578
Notary Public — California
Orange County
My Comm. Expires Oct 5, 2006

Special Warranty Deed