FILE NO.: 333.0409171TN\jtw
LOAN NO.: 0055050868\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 07/20/04 10:14 2pgs
Fees:13.00 Taxes:229.40
20040720-0086310

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 21, 2003, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20030908-0130780, ("Deed of Trust"), Larry T. White conveyed to Wesley D. Turner, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Ameriquest Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20040701-0078227** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 06/17/04, 06/24/04, 07/01/04, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 8, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Ameriquest Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $62,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Deutsche Bank National Trust Company, as Trustee, of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2003-IA1, Under the Pooling and Servicing Agreement dated as of October 2003, Without Recourse,** his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Ameriquest Mortgage Company as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Deutsche Bank National Trust Company, as Trustee, of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2003-IA1, Under the Pooling and Servicing Agreement dated as of October 2003, Without Recourse,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Beginning at a pipe (by others) in the Northerly Margin of Ewing Drive said pipe being at the common corners of Lot No. 19 and 20; thence with line between said lots, N 3 deg. 45 min. E 355 feet, more or less, to a point; thence S 75 deg. E 60 feet, more or less, to a point, thence S 33 deg. E 165 feet, more or less, to a point on the South margin of Ewing Creek thence S 54 deg 30 min. E 44 feet, more or less, to an iron pin (by others) said iron pin being at the Northeast corner of Trustee of Ewing Baptist Church property as recorded in Book 2448, Page 619, said Register's Office thence Southerly with the line of said property 206 feet, more or less to the Northerly margin of Ewing Drive at an iron stake (by others) then Westerly with margin of said Ewing Drive, 196 feet, more or less (field measure) to the point of the beginning. The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Book 5946, Page 544, in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 5946 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Deutsche Bank National Trust Company, as Trustee, of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2003-IA1, Under the Pooling and Servicing Agreement dated as of October 2003, Without Recourse,** his/her successors and assigns, forever, to whom the said, **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, warrants the title to the aforesaid property against

the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 8th day of July, 2004.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 8th day of July, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 8th DAY OF JULY 2004.

ROBIN M. WALKER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 12, 2008

Notary Public

My Commission Expires: _____

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MSP No.: 333.0409171TN (White)
Lender Loan No.: 0055050868
Property Address: 625 Ewing Drive, Nashville, TN 37207
Tax Parcel ID No.: 59-00; 92.00

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 City Parkway West
Orange, CA 92868