REO/LN# 0055050868-21325-LA

Return to:

TN Title Partners, LLC.
7101 Executive Center Dr.
Suite 122
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/30/04 16:13 3 pgs
Fees:18.00 Taxes:210.53

20041230-0155037

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: **Map & Parcel**

ERIC JEROME WILLIAMS **05900009200**

**********FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2003-IA1, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF OCTOBER, 2003, WITHOUTH RECOURSE.

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC JEROME WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO LARRY T. WHITE BY DEED FROM ELSIE W. HOLT and husband SAM HOL, DATED AND RECORDED SEPTEMBER 30, 1982 IN BOOK 5946, PAGE 544 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 625 Ewing Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 8th DAY OF December, 2004.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2003-IA1, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF OCTOBER, 2003, WITHOUTH RECOURSE.

BY: _____
Kevin R. Fischer
Vice President

STATE OF California
COUNTY OF Orange

PERSONALY APPEARED BEFORE ME, _____; IN HIS/HER CAPACITY AS Vice President OF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 200-IA1, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF OCTOBER, 2003, WITHOUTH RECOURSE. WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Vice President OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 8th DAY OF DECEMBER, 2004.

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

_____
Notary Public

MY COMMISSION EXPIRES: OCT 0 5 2006

(Affix Notary Seal)

STATE OF California
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON DEC 0 8 2004.

_____
Notary Public

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

MY COMMISSION EXPIRES:
Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

File No.: 12617

EXHIBIT A

Beginning at a pipe (by others) in the Northerly Margin of Ewing Drive said pipe being 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.

Being same property conveyed to Larry T. White by Deed from Elsie W. Holt and husband Sam Holt dated September 30, 1982 of record in Book 5946, Page 544, Register's Office for Davidson County, Tennessee.
Being same property conveyed to Deutsche Bank National Trust Company, as Trustee. Of Ameriquest Mortgage Securities, Inc. Asset-Backed Pass Through Certificates, Series 2003-IA1, Under the Pooling Services Agreement dated as of October2003, without Recourse by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee dated July 8, 2004 of record in Instrument No. 20040720-0086310, Register's Office for Davidson County, Tennessee.