Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2005.

Notary Public
My commission expires: 2/10/2005

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

Davidson County DEEDWARR
Recvd: 07/05/05 12:52 3 pgs
Fees:18.00 Taxes:429.20
20050705-0076795

08-0505-90551

Address of New Owner:	Send Tax Bills to:	Tax Information
Bedriye Mahmut 524 Glenpark Drive Nashville TN 37217	AMERICAS WHOLESALE LENDERS PO Box 10423 MSN SV79 VAN NUYS, CA 91410	120-09-0-077

REO# 24507-0057734535-DS

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ameriquest Funding II REO Subsidiary**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bedriye Mahmut**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, being described as following:

Being Lot 5A41 on the Plan of Glengarry Park, Section "Five-A", as of record in Plat Book 3300, Page 58, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ameriquest Funding II REO Subsidiary by Corrective Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substiture Trustee as of record in Instrument number 20050321-0030287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 524 Glenpark Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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.

policy describing the Property.

This Affidavit is made to induce (i) Bedriye Mahmut to purchase the Property, (ii) Realty Title and Escrow Company, Inc. to close the transfer of the Property, and (iii) Fidelity National Title Insurance Company of New York to insure the title to the Property without exception other than those set forth in the Permitted Title Exceptions.

Owner agrees to hold harmless and indemnify the Buyer Bedriye Mahmut, the Closing Agent Realty Title and Escrow Company, Inc. and the title insurer Fidelity National Title Insurance Company of New York, against any claims or loss arising from any inaccuracies contained herein.

WITNESS my hand this 24th day of May, 2005.

Ameriquest Funding II REO Subsidiary

By: _____
Donna Thompson

Its: Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Thompson with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Ameriquest Funding II REO Subsidiary, the within named bargainor, and that _he is authorized by Ameriquest Funding II REO Subsidiary to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Orange, California, this 24th day of May, 2005.

_____
Diane Stevens, Notary Public

My Commission expires

DIANE STEVENS
Commission # 1413336
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2007

SELLER ACQUIRED TITLE TO SAID PROPERTY THROUGH FORECLOSURE ACTION. SELLER HAS NEVER RESIDED ON THE SAID PREMISES AND MAKES NO WARRANTIES EXPRESSED OR IMPLIED. PROPERTY IS BEING SOLD IN IT'S CURRENT "AS - IS" CONDITION.

WITNESS my hand this 24th day of May, 2005.

Ameriquest Funding II REO Subsidiary

By: _____
Donna Thompson

Its: Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Thompson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Ameriquest Funding II REO Subsidiary, the within named bargainor, and that she is authorized by Ameriquest Funding II REO Subsidiary to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Orange, California, this 24th day of May, 2005.

DIANE STEVENS
Commission # 1413336
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2007

_____
Diane Stevens, Notary Public

My Commission expires