REO/LN# 0059004333-27609-LA

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

STATE OF CALIFORNIA
COUNTY OF ORANGE

The actual consideration or value, whichever is greater, for this transfer is $85,150.00

Donna Thompson, Vice President

Subscribed and sworn to before me, this 7th day of December, 2005.

Notary Public
My commission expires:

LAURA ASCENCIO
Commission # 1343814
Notary Public - California
County
My Comm. Expires Feb 18, 2006

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

08-0504-90533

[redacted]

Address of New Owner:
Caprice Warner
3826 Crouch Drive
Nashville TN 37207

Send Tax Bills to:
Same as New Owner

Tax Information
059-14-0-166.00

[redacted]

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, L.L.C., by Ameriquest Mortgage Company, Attorney-in-Fact** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bobby Warner and wife, Caprice Warner**, 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:

Land in Davidson County, Tennessee, being Lot No. 166, on the Plan of Haynes Manor, Section 1, of record in Book 3600, Page 85, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ameriquest Funding II REO Subsidiary, L.L.C. by Substitute Trustee's Deed, dated April 21, 2005, of record in Instrument No. 20050505-0050563, 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 3826 Crouch Drive, Nashville, TN 37207

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.

Davidson County DEEDWARR
Recvd: 12/15/05 10:01 2 pgs
Fees:13.00 Taxes:315.06

20051215-0150562

Witness my hand this 7th day of December, 2005.

Ameriquest Funding II REO Subsidiary, L.L.C.
by It's Authorized Agent AMC Mortgage Services, Inc.

By: _____

Donna Thompson
Its: Vice-President

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named 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 Mortgage Company, Attorney-in-Fact for Ameriquest Funding II REO Subsidiary, L.L.C., the within named bargainor, and that she is authorized by It's Authorized Agent AMC Mortgage Services, Inc. to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Orange, California, this 7th day of December, 2005.

_____
Notary Public

My Commission expires

LAURA ASCENCIO
Commission # 1343814
Notary Public - California
Los Angeles County
My Comm. Expires Feb 18, 2006