Record 1st

Davidson County DEEDWARR
Recvd: 10/05/06 09:17 4 pgs
Fees:23.00 Taxes:517.63
20061005-0123655

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060801138A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Terresita Burkes	First Choice Funding Inc.	163-02-0-041.00
(Name)	(Name)	
4464 Winton Drive	2100 Riverchase Center, Suite 100	
(Address)	(Address)	
Antioch, TN 37013	Birmingham, AL 35224	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Sercurities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 under the Pooling and Servicing Agreement dated as of September 1, 2005, without recourse, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Terresita Burkes, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 4464 Winton Drive, Antioch, TN, , in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 12th of September, 2006 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

AMC MORTGAGE SERVICES, INC. INCORPORATED 2002 DELAWARE

Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Sercurities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 under the Pooling and Servicing Agreement dated as of September 1, 2005, without recourse

BY: Molly Merchant

Name: Molly Merchant
Its: ~~Vice President~~

AMC Mortgage Services, Inc. as attorney in fact.

State of California
County of ~~Orange~~

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~him~~/her self to be the ~~Vice President AMC for~~ ~~xx~~ of Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Sercurities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 under the Pooling and Servicing Agreement dated as of September 1, 2005, without recourse, a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness ~~my hand and official seal at office~~ in Orange, California this September 12, 2006

KATHLEEN CAMERON
Commission # 1675675
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2010

Kathleen Cameron

Notary Public Kathleen Cameron
My Commission Expires: July 14, 2010

REO/LN# 45290/69331437-KC

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $. 139,900.00

Tara C. John
Affiant

Subscribed and sworn to before ~~me this~~ September 12, 2006

JACLYN L. KING
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-30-07

Jaclyn L. King
Notary Public

My Commission Expires: 12/30/07

EXHIBIT "A"

Lot 92, HICKORY HIGHLAND PLACE, SECTION TWO, PHASE ONE, as shown on plat of record in Instrument Nos. 199912230306510 and 199912230306511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee to Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 under the Pooling and Servicing Agreement dated as of September 1, 2005, without recourse as recorded on the 12th day of July, 2006 in Instrument No. 20060712-0084118; Warranty Deed from Vance Tyler to Amanda Gibson as recorded on the 7th day of January, 2005 in Instrument No. 20050107-0002764 and Special Warranty Deed from Novastar Mortgage, Inc. to Vance Tyler, married as recorded on the 30th day of December, 2004 in Instrument No. 20041230-0154854, in the Register's Office of Davidson County, Tennessee.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.