Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070600961S

Davidson County DEEDWARR
Recvd: 07/10/07 14:36 5 pgs
Fees:28.00 Taxes:665.63
20070710-0082272

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Moses S. Xayvong	SEND TAX BILL TO: Moses S. Xayvong	MAP/PARCEL NUMBERS: 174-11-0A-046.00 CO
(Name) 1877 Annalee Drive	(Name) 1877 Annalee Drive	
(Address) Antioch, TN. 37013	(Address) Antioch, TN. 37013	
(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 Securities, Inc., Asset Backed Pass Through Certificates, Series 2006-R2 under the Pooling and Servicing Agreement dated as of March 1, 2006, without recourse, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Moses S. Xayvong, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1877 Annalee Drive, Antioch, TN, 37013, 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 26th day of June, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2006-R2 under the Pooling and Servicing Agreement dated as of March 1, 2006, without recouse, By: AMC Mortgage Services, as its Attorney in Fa

By: _____
Linda Schwinn

Its: Assistant Vice President

CORPORATE SEAL

State of California
County of San Bernardino

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda Schwinn, 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 Assistant Vice President (Title of person signing) of AMC Mortgage Services, Inc. as Attorney in Fact (Name of Company), 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 San Bernardino, this 26th day of June, 2007

_____
Notary Public
My commission Expires: 2/2/08

ADRIENNE L. MOON
Commission # 1467427
Notary Public - California
Riverside County
My Comm. Expires Feb 2, 2008

State of California

County of San Bernardino

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 179,950, 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 this 26th day of June, 2007

Notary Public

My commission expires:

ADRIENNE L. MOON
Commission # 1467427
Notary Public - California
Riverside County
My Comm. Expires Feb 2, 2008

REO#: TNT-061101996T
File #: 1735
Document Type: Special_Warranty Deed Page 3
Asset Property Address 1877 Annalee Drive
Antioch, TN 37013

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 145, PLAN OF CANE RIDGE FARMS (erroneously referred to as Cane Ridge Farms in Deed of Acquisition), SECTION ONE, PHASE TWO, as shown on plat of record in Instrument No. 20010404-0032708, 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 to Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2006-R2 under the Pooling and Servicing Agreement dated as of March 1, 2006, without recourse by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, recorded on the 27th day of November, 2006 in Instrument No. 20061127-0145793, in the Register's Office of Davidson County, Tennessee.

REO#: TNT-061101996T
File #: 1735
Document Type: Exhibit "A"
Asset Property Address 1877 Annalee Drive
Antioch, TN 37013

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 the 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.

REO#: TNT-061101996T
File #: 1735
Document Type: Exhibit "B"
Asset Property Address 1877 Annalee Drive
Antioch, TN 37013