REO 78306/Ln. 0137110706

Davidson County DEEDWARR
Recvd: 08/05/08 14:20 4 pgs
Fees:23.00 Taxes:554.63
20080805-0080732

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 08-000370

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Carmelita L Dotson-Molette	(Name) Carmelita L Dotson-Molette	59.08-0-179.00
(Address) 537 Mill Station Road	(Address) 537 Mill Station Road	
(City) (State) (Zip) Nashville TN 37207	(City) (State) (Zip) Nashville TN 37207	

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 in Trust for the Registered Holders of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates Series 2005-R6, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Carmelita L Dotson-Molette, Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # 59.08-0-179.00

☒ Improved OR

☐ Unimproved property located at: 537 Mill Station Road, Nashville, TN 37207 in Davidson, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 title to said real estate to said Grantee(s), 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 23rd day of July,2008, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates Series 2005-R6, by CitiResidential Lending, Inc., its Attorney in Fact

By: _____
Name: Veronica Reeder
Title: Vice President

State of California
County of Orange

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Veronica Reeder (Name of Person signing), 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 (Title of Person signing) of Citi Residential Lending Inc (Name of Company), as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates Series 2005-R6, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Orange this 23rd day of July, 2008

Kiyah A. Taylor
Notary Public
My Commission Expires: _____

KIYAH A. TAYLOR
Commission # 1754083
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2011

State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

_____
Affiant Veronica Reeder

Subscribed and sworn before me this 23rd day of July, 2008.

Kiyah A. Taylor
Notary Public
My Commission Expires: _____

KIYAH A. TAYLOR
Commission # 1754083
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2011

EXHIBIT "A"

All that certain tract or parcel of land lying and being in Davidson County, Tennessee being Lot No. 45 on Plan of Phase 1, CLAYMILLE STATION of record in Plat Book 6900 at Page 322 and 323, Registers Office for Davidson County, Tennessee in which reference is hereby made for a more complete description.

This being the same property conveyed by Corrected Substitute Trustee's Deed from Gordon D. Foster, Successor Trustee to Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Ameriquest Mortgage Securities Inc. Asset Backed Pass Through Certificates Series 2005-R6 filed for record February 25, 2008 in Instrument No 20080225-0019495, Davidson County, Tennessee records.

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 referred to as "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 subsequent years, the payment which Grantor assumes (as 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;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.