Davidson County DEEDWARR
Recvd: 01/22/09 13:08 5 pgs
Fees:28.00 Taxes:147.63

20090122-0005508

78416/0084756444

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-081100956A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Elaine Higgins	SEND TAX BILL TO: Elaine Higgins	MAP/PARCEL NUMBERS: 059.14; 247.00
(Name) 409 Jordyn Leigh Ct.	(Name) Same as	
(Address) Joelton, TN 37080	(Address) New owner	
(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, In Trust For The Registered Holders Of Ameriquest Mortgage Securities Inc. Asset Backed Pass Through Certificates, Series 2004-IA1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Elaine Higgins, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 805 Hillmore Dr, Nashville, TN, 37218, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 9TH DAY OF JANUARY 2009, 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, In Trust For The Registered Holders Of Ameriquest Mortgage Securities Inc. Asset Backed Pass Through Certificates, Series 2004-IA1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse by Citi Residential Lending Inc. as Attorney In Fact

By: _____

Name: PHIL BERMAN

Its: VICE PRESIDENT

State of CALIFORNIA

County of ORANGE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid PHIL BERMAN who acknowledged to me that she/he is VICE PRESIDENT (Title of person signing) of CITI RESIDENTIAL LENDING INC., (Name of Company), the 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 2004-IA1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse, and that in its capacity 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 2004-IA1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, As Trustee, In Trust For The Registered Holders Of Ameriquest Mortgage Securities Inc. Asset Backed Pass Through Certificates, Series 2004-IA1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8TH day of JANUARY, -2009.

DIANE STEVENS
Commission # 1734947
Notary Public - California
Orange County
My Comm. Expires Apr 24, 2011

_____
Notary Public

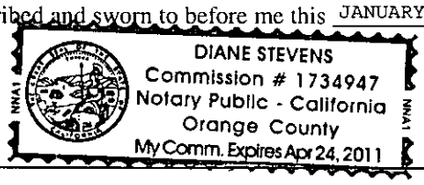
My Commission Expires: APRIL 24, 2011

State of CALIFORNIA
County of ORANGE

The actual consideration or value, whichever is greater, for this transfer is $ 39,900.00.

Affiant -PHIL BERMAN

Subscribed and sworn to before me this JANUARY 9, 2009



Notary Public

My Commission Expires: APRIL 24, 2011

RE: 805 Hillmore Dr, Nashville, TN 37218

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.

RE: 805 Hillmore Dr, Nashville, TN 37218

EXHIBIT "A"

Property located at 805 Hillmore Drive, Nashville, Davidson County, Tennessee, 37218 AND:

Being Lot 4-A on the Plan of Hillmore Subdivision, as of record in Book 6520, Page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed 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 2004-Ia1 Under The Pooling And Servicing Agreement Dated As Of September 1, 2004, Without Recourse, by Substitute Trustee's Deed from Nationwide Trustee Services, Inc, filed for record on 3/3/2008, in Instrument No. 20080303-0020721, Register's Office for Davidson County, Tennessee.

RE: 805 Hillmore Dr, Nashville, TN 37218