This instrument prepared by:

Lehman Title & Escrow, LLC.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: 5799/4000659112

BILL GARRETT, Davidson County
Trans:T20090051761 DEEDWARR
Recvd: 07/31/09 10:41 2 pgs
Fees:13.00 Taxes:395.90
20090731-0071682

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **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-R7** said Grantor does hereby bargain, sell, and convey unto **Suzanne C. Kay, unmarried,** his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

The land referred to in this exhibit is located in the County of Davidson and the State of Tennessee in Instrument No. 20030402-0043689 (Shown as Deed Book 20030402 at Page 0043689 in prior Deed) and described as follows: Land in Davidson County, Tennessee, being Lot No. 217 on the Map of Fairlane Park, Section III, of record in Book 2331, Page 145, and Page 146, Register's Office for said county, to which reference is 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-R7 by Trustee's Deed from Shellie Wallace, as Successor Trustee, and Maria Neumann, as Co-Trustee, recorded October 6, 2008 in Instrument No. 20081006-0101428, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Suzanne C. Kay, and his/her assigns forever.

Grantee, Suzanne C. Kay, whose address is **365, Fairlane, Drive, Nashville, TN 37211** is responsible for the payment of real property taxes on subject property.

Said 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-R7, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as **365 Fairlane Drive Nashville, TN 37211**.

IN WITNESS WHEREOF, the said 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-R7 has executed this deed and affixed its corporate seal by Shaniquia Clark, Assistant Vice President to American Home Mortgage Servicing, Inc., a California corporation 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-R7, this 23 day of July, 2009.

GRANTOR
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-R7 By American Home Mortgage Servicing, Inc., Its Attorney-in-Fact

By: _____
Title: Shaniquia Clark
Assistant Vice President

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APR 14 2008 DELAWARE

State of Texas
County of Dallas

The actual consideration or value whichever is greater, for this transfer is $107,000.00
Subscribed and sworn to before me this the 23 day of July, 2009.

_____
Affiant Shaniquia Clark
Assistant Vice President

_____
Notary Public

Commission Expires: _____

STATE OF Texas
COUNTY OF Dallas

ANGELA DENISE WADE
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
10-18-2011

On this 23 day of July, 2009, before me, the undersigned Notary Public, personally appeared Shaniquia Clark, who acknowledged himself/herself to be the Assistant Vice President of American Home Mortgage Servicing, Inc., 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-R7 and that he/she as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation.

ANGELA DENISE WADE
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
10-18-2011

_____
Notary Public

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Suzanne C. Kay	SAME	**14716015100**
365 Fairland Drive		
Nashville, TN 37211		