BILL GARRETT, Davidson County
Trans: T20110060893 DEEDWARRSP
Recvd: 09/30/11 11:07 4 pgs
Fees: 23.00 Taxes: 118.40
20110930-0075843

RETURN TO:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

Commitment Number: 158071
Seller's Loan Number: 4001232869

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
DAMIEN SHOEMAKE, ~~**3216 LAKEFORD DR., NASHVILLE,TN 37214**~~ P.O. Box 140933, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108.12-11

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R12, by American Home Mortgage Servicing as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $32,000.00 (Thirty-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DAMIEN SHOEMAKE,** UNMARRIED, hereinafter grantee, whose tax mailing address is **3216 LAKEFORD DR., NASHVILLE,TN 37214**, the following real property:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee being Lot No. 31A on the plan of Zone Lot Division Lots 31 and 63, East Lake Subdivision, Section 3, of record in Book 5200 Page 342 as amended in Plat Book 5800 Page 217 said Register's Office. Said Lot No. 31A fronts 37.82 feet on the Easterly margin of Lakeford Drive and extends back 143.0 feet on the Northerly line and 143.0 feet on the Southerly line to a dead line i the rear measuring 37.03 feet thereon.

Property Address is: 3216 LAKEFORD DR., NASHVILLE, TN 37214

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference:

Being the same property conveyed to Deutsche Bank National Trust Company, Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-R12 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated March 30, 2011 and filed on April 8, 2011 in Instrument Number 20110408-0027256, Register's Office of Davidson County, Tennessee. Shapiro & Kirsch, LLP was appointed Substitute Trustee by appointment dated July 26, 2010 and filed of record on August 5, 2010 in Instrument Number 20100805-0061624, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Regina D. Grisham by Deed dated September 15, 1997 and filed of record on September 17, 1997 in Book 10612, page 144, Register's Office of Davidson County, Tennessee.

Executed by the undersigned on September 27, 2011:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R12, by American Home Mortgage Servicing as Attorney In Fact

By: Kobi Austin

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Sept. 27, 2011 by Kobi Austin its Assistant Secretary on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R12, by American Home Mortgage Servicing as Attorney In Fact*** who is personally known to me or has produced TX DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KEVIN THOMAS DELISLE
Notary Public, State of Texas
My Commission Expires
September 16, 2015

Kevin T. DeLisle
Notary Public

* OF RECORD LIMITED POWER OF ATTORNEY RECORDED IN INSTRUMENT # 20110930-0075842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Maximum principal indebtedness for Tennessee recording tax purposes is 32,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
County of RUTHERFORD

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 32,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of SEPTEMBER, 2011.

Affiant

MYRA MILLER
Print Name

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My commission expires:

12-17-11

CARLA JOHNSON
Print Name