THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

BILL GARRETT, Davidson County
Trans:T20120097347 DEEDTRS
Recvd: 12/20/12 10:02 6 pgs
Fees:33.00 Taxes:597.55
20121220-0117316

RETURN TO:
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 2005, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060126-0009727 ("Deed of Trust"), Thomas D. Woodward aka Thomas Woodward, Jr. and Patricia D Woodward conveyed to Wesley D. Turner, as Trustee, in the amount of $270,000 payable to Ameriquest Mortgage Company the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20121011-0093004 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 09/14/2012,09/21/2012,09/28/2012, in The Nashville Ledger, by which advertisement the sale was held on December 6, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070523-0061385, Instrument No. 20080417-0038768, Instrument No. 20090302-0017777, Instrument No. 20091130-0109066. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 161,500.00; and

WHEREAS, the holder of said debt for which the property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Nationwide Trustee Services, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase IB, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
> Being part of the same property conveyed to Thomas D. Woodard, Jr. by Warranty Deed from Turnberry Homes, LLC., Recorded as Instrument Number 20030916-0135699, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20060126-0009726 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, its successors and assigns forever, to whom the said, Nationwide Trustee Services, Inc., as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Nationwide Trustee Services, Inc., Substitute Trustee, has hereunto set his hand, this 6th day of December, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 6th day of December, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Nationwide Trustee Services, Inc., the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT MY COMMISSION EXPIRES NOTARY PUBLIC MAY 13, 2014 COBB COUNTY, GEORGIA

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STATE OF GEORGIA
COUNTY OF FULTON
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,500.00, 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 ON THIS 6th day of December, 2012.

Notary Public

My Commission Expires: May 13, 2014

TAMISHA CADLETT MY COMMISSION EXPIRES NOTARY PUBLIC GEORGIA

File No. 1409912
Property Address: 6629 Valleypark Dr, Nashville, TN 37221
Tax Parcel ID No.: 126-16-0-A-055.00C0

Mail Tax Notices To and Property Owner:

Homeward Residential, Inc.
6501 Irvine Center Drive
Irvine, CA 92618
877-304-3100

TAMISHA CADLETT MY COMMISSION EXPIRES NOTARY PUBLIC MAY 13, 2014 COBB COUNTY, GEORGIA

NATIONWIDE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
400 NORTHRIDGE ROAD SUITE 700- MC- 7
SUITE 1100
SANDY SPRINGS, GEORGIA 30350

PHONE: 404-417-4040
FAX: 866-848-1853

September 10, 2012

EXHIBIT A

VIA UPS # 1Z4X7Y680194845694

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: Notice of Federal Tax Lien

File No.:	**1409912**
Loan No.:	**XXXXXX3073**
Borrower(s):	**Thomas D. Woodward aka Thomas Woodward, Jr. and Patricia D Woodward**
Property Address:	**6629 Valleypark Dr Nashville, TN 37221**

Dear Sir(s) and/or Madam(s):

I am writing to advise you, in accordance with 26 U.S.C. 7425, that Homeward Residential, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on October 11, 2012. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the Davidson County records indicates that four federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found; said lien(s) were recorded in Instrument No. 20070523-0061385; Instrument No. 20080417-0038768; Instrument No. 20090302-0017777; Instrument No. 20091130-0109066.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows:

Thomas D. Jr & Patricis D. Woodward (), Thomas D. Jr. & Patricia D. Woodward (), Thomas D. Jr. & Patricia D. Woodward () and Thomas D. Jr. & Patricia D. Woodward ()

The unpaid principal balance of the loan against the above-referenced property is approximately $259,118.02. Interest through the sale date is approximately $38,619.23. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Nationwide Trustee Services, Inc.

Enclosures
cc: Homeward Residential, Inc.

File No.: 1409912

EXHIBIT B

NATIONWIDE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
400 NORTHRIDGE ROAD SUITE 700- MC- 7
SUITE 1100
SANDY SPRINGS, GEORGIA 30350

PHONE: 404-417-4040
FAX: 866-848-1853

September 10, 2012

VIA UPS # 1Z4X7Y680194845694

Area Director- Compliance
Attn: Technical Support- P. Jackson
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien**

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