Davidson County DEEDWARRSP
Recvd: 01/29/13 15:10 5 pgs
Fees:28.00 Taxes:340.40
20130129-0009394

Commitment Number: 254848
Seller's Loan Number: 4000855181

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
ANITA C. TRUDEAU and **GREGORY A. TRUDEAU**, 1109 HORSESHOE COVE, MT JULIET TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-08-0-149.00

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INS ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2004-IA1, by Homeward Residential, Inc., F/K/A American Home Mortgage Servicing Inc., As its Attorney in Fact, whose mailing address is **1525 South Beltline Road Coppell, Texas 75019**, hereinafter grantor, for $92,000.00 (Ninety-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **ANITA C. TRUDEAU** and **GREGORY A. TRUDEAU**, hereinafter grantees, whose tax mailing address is **1109 HORSESHOE COVE, MT JULIET TN 37122**, the following real property: #wife and husband

The following described real estate, situated and being in the County of Davidson, Tennessee, to-wit; Lot 540, on the Plan of Section Nine, Tulip Grove, of record in Book 4675, Page 135, in the Register's Office of Davidson County, Tennessee, to which reference

is hereby made for a more particular description of said property. Being the same property as conveyed from Household Financial Center, Inc. to Deonna Gillum and spouse, Douglas Gillum, as described in Instrument No. 20030113-0004892, Dated 12/23/2002, Recorded 01/13/2003 in DAVIDSON County Records.
Property Address is: 4828 CONCORD DR., HERMITAGE TN 37076-1507

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 grantees forever.

Prior instrument reference: **20121228-0119970**

Executed by the undersigned on Jan. 25, 2013:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INS ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2004-IA1, by Homeward Residential, Inc., F/K/A American Home Mortgage Servicing Inc., As its Attorney in Fact

By: _____

Jennifer Pater

Its: Assistant Secretary

A Power of Attorney relating to the above-described property was recorded on 09/30/11 at Instrument # 20110930-0075842.

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me on 01\25, 2013 by Jennifer Pater its Assistant Secretary on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INS ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2004-IA1, by Homeward Residential, Inc., F/K/A American Home Mortgage Servicing Inc., As its Attorney in Fact** who is personally known to me or has produced N/A 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.

_____

Notary Public

TIFFANY NICOLE HARRELL
Notary Public, State of Texas
My Commission Expires
December 12, 2016

Maximum principal indebtedness for Tennessee recording tax purposes is 92,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $92,000.00, 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 25th day of January, 2013.

TIFFANY NICOLE HARRELL
Notary Public, State of Texas
My Commission Expires
December 12, 2016

Affiant

Jennifer Pater
Assistant Secretary
Print Name

(Seal)

Notary Public

My commission expires:
12/5/13

Tiffany Harrell
Print Name

True Copy Certification

I, Heather Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Holmes
Signature

State of PA

County of Allegheny

Personally appeared before me, Anthony H. Szmul, a notary public for this county and state, Heather Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Anthony H. Szmul, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES