CE1303-TN-568247

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP Recvd: 06/05/13 11:58 4 pgs Fees:23.00 Taxes:282.31 **20130605-0057100**	STATE OF FLORIDA COUNTY OF PALM BEACH THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,299.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF May 2013. Notary Public MY COMMISSION EXPIRES: APRIL 2017

CARRIE ANN PIETZYK NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA FEB. 06, 2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Drake and Kristen E. Drake 416 Marwood Ct Nashville, TN 37210	David Drake and Kristen E. Drake 416 Marwood Ct Nashville, TN 37210	10604001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **David Drake and Kristen E. Drake, Husband and wife, Joint tenants with right of survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 408 Marwood Court, Nashville, TN 37210

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **David Drake and**

Kristen E. Drake, Husband and wife, Joint tenants with right of survivorship, his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **David Drake and Kristen E. Drake, Husband and wife, Joint tenants with right of survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12,** has executed this deed this the 20 day of May, 2013.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12

Richard Work
Vice President

By: Homeward Residential, Inc, as its Attorney In Fact

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Work, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of **Homeward Residential, Inc**, as attorney in fact of said **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 20 day of May, 2013.

Notary Public

My Commission expires: 1-28-17

POA recorded simultaneously herewith

20130605-0057099

RETURN TO:
David Drake and Kristen E. Drake
416 Marwood Ct
Nashville, TN 37210

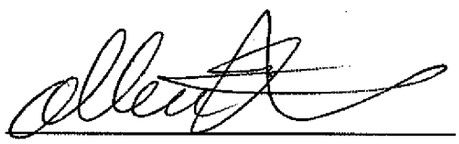
ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF PARKLAWN ESTATE OF RECORD IN BOOK 3106, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Successor Trustee to **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12**, recorded September 14, 2012, in Document # 20120914-0083465, Davidson County, Tennessee.

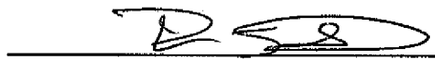
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



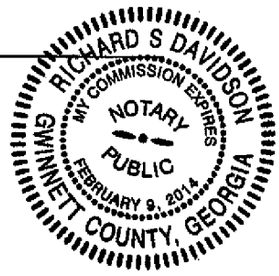
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas 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: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.