

STATE OF ALABAMA)

LUCAS, Chester & Faye
Loan No.: 006690284

COUNTY OF SHELBY)

FOR VALUE RECEIVED, the undersigned, AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R2, does hereby grant, bargain, sell, convey, assign, and deliver unto DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004, its successors and assigns, that certain mortgage executed by CHESTER LUCAS, A MARRIED MAN and FAYE LUCAS, to AMERIQUEST MORTGAGE COMPANY, in the principal sum of NINETY SIX THOUSAND FIVE HUNDRED SEVENTY & 00/100 Dollars dated the 30th day of January, 2004, and filed for record on the 11th day of February, 2004, in the Office of the Probate Judge of Shelby County, Alabama, in Doc. No. 20040211000071630, together with the debt thereby secured, the note therein described, and all interest of the undersigned, in and to the lands and property conveyed by said mortgage.

TO HAVE AND TO HOLD unto the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004, its successors and assigns forever.

IN WITNESS WHEREOF, the said AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R2, has caused this instrument to be executed in its name by Jeff Rivas, its Vice President, and its corporate seal to be hereto affixed, who is thereunto duly authorized this 11th day of May, 2005.

AMERIQUEST MORTGAGE SECURITIES,
INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2004-R2

BY [Signature]
Its: Vice President

[Signature]
WITNESS

STATE OF CALIFORNIA

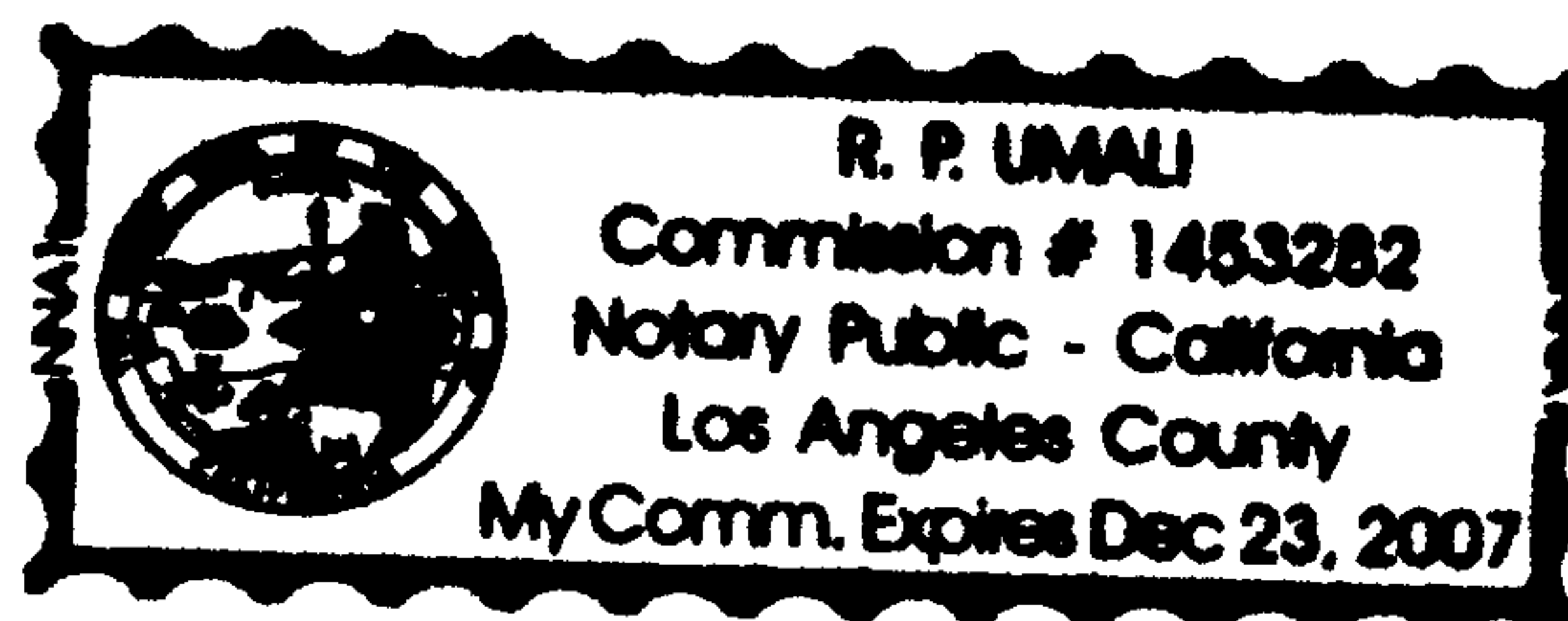
COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Rivas, whose name as Vice President of AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R2, is signed to the foregoing assignment and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, that he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand this 11th day of May, 2005.

[Signature]
Notary Public
My Commission Expires: 12/23/2007

This Instrument Prepared By:
Arthur M. Stephens
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P. O. Box 307
Huntsville, AL 35804



James Odom