Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3330-032
8120027609464200

Davidson County DEEDWARR
Recvd: 07/12/04 13:51 3pgs
Fees:18.00 Taxes:221.63
20040712-0082638

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7th day of July 2004, by GMAC Mortgage dba Ditech.com.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Linda Dianne Bickelman, Grantee, the following land in Davidson County, Tennessee:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 9921, Page 767, ID #108-03-45, Being known and designated as Lot 93-A, Section 5, Zone Lot Division of Lots 93-98, Patio Villa, Field in Plat Book 6250, Page 558 recorded 08/01/85.

Being the same property conveyed to GMAC Mortgage DBA Ditech.com by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record November 18, 2003 as instrument number 20031118-0168458, Registers Office for Davidson County, Tennessee.

Commonly known as: 1121 Cabana Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto Linda Dianne Bickelman heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage dba Ditech.com

BY: _____

ACKNOWLEDGEMENT

State of CT

)ss.

County of Fairfield

On this day before me, a Notary Public, personally appeared Glenn Stevens, **to me personally well-known, who acknowledged that he/she is the** Signing officer, **of GMAC Mortgage dba Ditech.com, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 7 **day of July 2004.**

_____

Notary Public

My commission expires:

My Commission Expires 9/30/2004

(Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $59,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Dianne Bickelman
Affiant

Subscribed and sworn to before me this 9th **day of** July **2004.**

Mary Jayne Masters
Notary Public

My commission expires:

_____
(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:

Linda Dianne Bickelman
1121 Cabana Drive
Nashville, TN 37217

Parcel #108-03-0.045.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211