Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2025-032

Davidson County DEEDWARR
Recvd: 07/14/04 09:41 3pgs
Fees:18.00 Taxes:101.75
20040714-0083706

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of June, 2004, by GMAC Mortgage.

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

Being the South 60 feet of the East 40 feet of Lot Number 32, the South 60 feet of Lot Number 33 and the South 60 feet of the West 18 feet of Lot Number 34, of Block "A", on the Map of Pilcher's Addition, as of record in Book 57, Page 91, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Grantors by deed being recorded simultaneously herewith.

Being the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed September 24, 2003. as Instrument No. 20030924-0141806, in the records of the Register's Office of Davidson County, Tennessee. For further reference see QuitClaim Deed to GMAC Mortgage recorded June 8, 2004 as Instrument No. 20040608-0067720 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:612 North 27th Avenue, Nashville, TN 37209

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 his 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

By: _____

ATTEST:

_____

ACKNOWLEDGMENT

State of Connecticut

)ss.

County of Fairfield

On this day before me, a Notary Public, personally appeared Sara Waite, **to me personally well-known, who acknowledged that he/she is the** Signing officer, **of GMAC Mortgage, 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 15 **day of June, 2004.**

_____

Notary Public

My commission expires:

~~My Commission Expires~~ 9/30/2004

(Seal)

LYNN M. PIMENTA NOTARY PUBLIC STATE OF CONNECTICUT

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, $ 27.500 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Clarence Summey

Affiant

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

Mary Jayne Masters

Notary Public

My commission expires:

9-22-07

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission ...

Property owner and party responsible for payment of taxes:
Clarence Summey
~~**612 North 27th Avenue**~~ P.O. Box 325
~~**Nashville, TN 37209**~~ Madison, TN 37115

Parcel #092-10-0-281.00

Return to:

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