Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2025-098
Loan# 833000824/Johnson

Davidson County DEEDWARR
Recvd: 05/18/05 10:13 3 pgs
Fees:18.00 Taxes:436.60

20050518-0055926

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13 day of May 2005, by TCIF REO 02, LLC, Grantor, by its duly authorized servicing agent.

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

Property located in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John B. Kohl, III, Registered land surveyor, dated April 3, 1973, Job No. W2-1621, as follows:

Beginning at a point in the southerly margin of Westport Drive at the Northwest corner of the property conveyed to H. A. Pilkerton and wife, by deed from Howard B. Moore and wife, as of record in Book 3177, Page 241, Register's Office for said County; thence with said Pilkerton's westerly line South 0 degrees 07' West 250 feet to the northerly line of the property conveyed to Henry Binkley and wife, by deed from Howard B. Moore and wife, as of record in Book 3075, Page 318, Said Register's Office; thence with said Binkley's Northerly line South 89 degrees 53' West 125 feet to a point; thence North 0 degrees 07' East 250 feet to the southerly margin of said Drive; thence with the southerly margin of said Drive North 89 degrees 53' East 125 feet to the beginning.

Being the same property conveyed to TCIFREO02, LLC by Substitute Trustee's Deed from I. Dyke Tatum as Substitute Trustee recorded December 17, 2004 as Instrument No. 20041217-0150425 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3719 Westport Drive, Nashville, TN 37218.

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.

TCIF REO 02, LLC, by its duly authorized servicing agent, GMAC Mortgage

BY: Mary DeVita

IT'S: Limited Signing Officer

Acknowledgment

State of Connecticut
) ss.
County of Fairfield

On this day before me, a Notary Public, personally appeared Mary DeVita, **to me personally well-known, who acknowledged that he/she is the** Limited Signing Officer **of GMAC Mortgage, a corporation, as authorized servicing agent for TCIF REO 02, LLC, 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 as such authorized servicing agent himself/herself as such officer.**

Witness my hand and seal this 12 **day of May 2005.**

V. Bowen

Notary Public

VERA BOWEN NOTARY PUBLIC CONNECTICUT

My commission expires:

VERA BOWEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 31, 2006

(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, $118,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Tesler

Affiant

Subscribed and sworn to before me this 13 day of June 2005.

Notary Public

My commission expires:

(Seal)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Property owner and party responsible for payment of taxes:
Nicholas E. Sharpe
3719 Westport Drive
Nashville, TN, 37218

Map No. 049-00-0 022.00

Return to:

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