Davidson County DEEDWARR
Recvd: 06/02/05 10:03 3 pg
Fees:18.00 Taxes:155.03

20050602-0062238

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3330-067
Loan# 703002839

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3 day of May 2005, by GMAC, Grantor.

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

Being Lot No. 1 on the Plan of Bellshire Terrace, Section One, Phase 1, of record in Plat Book 6250, page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 24 of the Bellshire Terrace Condominiums as set out in the Master Deed and By-Laws of record in Book 6877, page 53 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to GMAC by Trustee's deed from Wilson & Associates, PLLC as Successor-Trustee, filed for record May 7, 2004 as instrument number 20040507-0052287, Registers Office for Davidson County, Tennessee, which was re-recorded to correct the appointment of successor trustee filed August 26, 2004 as instrument number 20040826-0103204.

Commonly known as:1212 Tuckahoe Drive, Unit #24, Nashville, TN 37207

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

BY: _____

IT'S: Signing officer

Acknowledgment

State of CT

County of Fairfield) **ss.**

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, 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 3 **day of May 2005.**

Bianca Nicole McKinney
Notary Public

My commission expires:

Bianca Nicole McKinney
Notary Public
State of Connecticut
My Commission Expires
January 31, 2010

_____
(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, $41,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy J. Colvin
Affiant

Subscribed and sworn to before me this 23 **day of May 2005**

Stacey Denson Palmer
Notary Public

My commission expires:

_____
(Seal)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Property owner and party responsible for payment of taxes:
Robert Rodgers
1025 Highland Cr.
Nashville, TN 37115

Parcel #041-15-0-A 024.00 CO

Return to:

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