Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2025-117
[redacted]2108

Davidson County DEEDWARR
Recvd: 07/18/05 15:00 3 pg
Fees:18.00 Taxes:421.80
20050718-0083271

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12 day of July, 2005, by Mortgage Electronic Registration Systems, Inc. by authorized servicing agent GMAC Mortgage, Grantor.

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ravenwood, of record in instrument number 200012110121554, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee, filed May 24, 2005 as instrument number 20050524-0058180 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1848 Pallas Drive, Madison, TN 37115.

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 her 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.

Mortgage Electronic Registration Systems, Inc. by authorized servicing agent GMAC Mortgage

BY: _____

ITS:

Signing Officer

Acknowledgment

State of CT

County of Fairfield)ss:

On this day before me, a Notary Public, personally appeared Todd Lucky, **to me personally well-known, who acknowledged that he/she is the** Signing Officer **of GMAC Mortgage, a corporation, authorized servicing agent for Mortgage Electronic Registration Systems, Inc. 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 attorney-in-fact by himself/herself as such officer.**

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

_____
Notary Public

LYNN M. PIMENTA NOTARY PUBLIC STATE OF CONNECTICUT

My commission expires:

_____

My Commission Expires 9/30/2009

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, $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 **day of** July, 2005.

Notary Public

My commission expires:

My Commission Expires 9/30/2009

(Seal)

Property owner and party responsible for payment of taxes:
Kashonda E. Babb
1848 Pallas Drive
Madison, TN, 37115

Map No. 052-04-0-C-013.00 CO

Return to:

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