Davidson County DEEDWARR
Recvd: 09/07/05 12:34 3 pgs
Fees:18.00 Taxes:247.90
20050907-0107484

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3330-012
GMAC Loan# 499123008

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the _____ day of August 2005, by GMAC Mortgage, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Luis Del Mazo Sr., Grantee, the following land in Davidson County, Tennessee:

Tract 1:
Being Lot Number 25 Block "B" on the Resubdivision of Power and Roth Subdivision of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to the GMAC Mortgage filed on May 19, 2004, as instrument number 20040519-0058940, in the Register's Office of Davidson County, Tennessee.

Tract 2:
Being Lot No. 26, Block "B" on the Resubdivision of Power and Roth Subdivision of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to GMAC Mortgage by Order of Default Judgment (Case No. 04-1557-IV) entered June 16, 2005.

Commonly known as:726 Madison Boulevard, 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 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: _____

IT'S: Signing Officer

Acknowledgment

State of CT

County of Fairfield) ss.

On this day before me, a Notary Public, personally appeared Todd Audley **, 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 18 **day of August 2005.**

_____
Notary Public

My commission expires:

_____
(Seal)

My Commission Expires 9/30/2009

LYNN M. PIMENTEL 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, $67,000.00 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 18 day of August 2005.

Notary Public

My commission expires:

~~My Commission Expires 9/30/2009~~
(Seal)



Property owner and party responsible for payment of taxes:
Luis Del Mazo Sr.
726 Madison Boulevard
Madison, TN 37115

Parcel #052 01 0 268.00 (LOT 25)

Return to:

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