Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2025-121
GMAC Loan# 359031228

Davidson County DEEDWARR
Recvd: 09/19/05 12:41 3 pgs
Fees:18.00 Taxes:451.05
20050919-0112238

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23 day of August 2005, by Mortgage Electronic Registration Systems, Inc., Grantor, by its duly authorized servicing agent.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Keylan Miller and Maria Miller, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Page 126 and 127, as amended in Book 3027, Page 465, Book 4855, Page 609 and Book 5085, Page 699, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and acurate description thereof.

Being the same property conveyed to Mortgage Electronic Registration Systems Inc. by virtue of Trustee's Deed filed May 17, 2005 as instrument number 20050517-0055298.

Commonly known as: 204 Port 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 Grantees and unto their 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 its duly authorized servicing agent, 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 Weckey, **to me personally well-known, who acknowledged that he/she is the** Signing officer **of GMAC Mortgage, a corporation, as authorized servicing agent for Mortgage Electronic Registration Systems, Inc., 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 by himself/herself as such officer.**

Witness my hand and seal this 23 **day of August 2005.**

_____
Notary Public

My commission expires:

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

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, $121,905.00 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 29 **day of** ~~September~~ August **2005.**

Notary Public

My commission expires:

_____

(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Property owner and party responsible for payment of taxes:
Keylan and Maria Miller
204 Port Drive
Madison, TN, 37115

Map No. 042130071.00

Return to:

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