Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2025-170
GMAC# 307616389

Davidson County DEEDWARR
Recvd: 02/22/06 11:45 3 pgs
Fees:18.00 Taxes:157.25

20060222-0020697

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of February 2006, by GMAC Mortgage.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to William Larry Bryant and Kim K. Bryant, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 48 on the Map of Ashton Subdivision of the L.M. Lewis Farm, as of record in Book 421, Page 19, Register's Office for said County.

Said Lot No. 48 fronts 100 feet on the northwesterly side of Manchester Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to GMAC Mortgage Corporation by Trustee's Deed filed on January 27, 2006 as instrument number 20060127-0010460 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1907 Manchester Avenue, 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 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.

GMAC Mortgage

BY: _____

IT'S: Limited Signing Officer

Acknowledgment

State of CT

)ss.

County of Fairfield

On this day before me, a Notary Public, personally appeared Todd Lucky, **to me personally well-known, who acknowledged that he/she is the** Limited 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 20th **day of February 2006.**

_____

Notary Public

My commission expires:

_____

(Seal)

JENNIFER CSENGO NOTARY PUBLIC CONNECTICUT

State of CT

County of FAIRFIELD

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, $42,500.00, 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 20th **day of February 2006.**

Notary Public

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
William Larry Bryant
1907 Manchester Avenue
Nashville, TN 37218

Parcel #069-16-0-149.00

Return to:

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

JENNIFER OSENO NOTARY PUBLIC CONNECTICUT