Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-046

Davidson County DEEDWARR
Recvd: 05/18/06 10:48 3 pgs
Fees:18.00 Taxes:73.63
20060518-0058389

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of May, 2006, by GMAC Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James Paradise DBA as Paradise Properties, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 25 of Block "D" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Officer of said County
Said Lot Number 25 fronts 100 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Virginia L. Catron by virtue of a Quitclaim Deed dated February 14, 1994, from Virginia Louise Mears Hire a/k/a Virginia Louise Mears Hire Catron, of record in book 9250, Page 247, Register's Office for Davidson County, Tennessee.

Commonly known as: 609 Bixler Avenue, 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.

JP

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage Corporation

BY: _____

IT'S: LTD. SIGNING OFFICER

Acknowledgment

State of CT
)ss. 23-1694840
County of FAIRFIELD

On this day before me, a Notary Public, personally appeared Todd Luckey, **to me personally well-known, who acknowledged that he/she is the** LTD. SIGNING OFFICER, **of GMAC Mortgage Corporation, 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 3RD **day of May, 2006.**

_____
Notary Public

My commission expires: My Commission Expires 9/30/2009

_____
(Seal)



State of Tennessee

County of Williamson

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, $19,900.00, 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 16th **day of May, 2006.**

Notary Public

My commission expires:

_____

(Seal)

E. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Property owner and party responsible for payment of taxes:
Paradise Properties
~~**609 Bixler Avenue**~~ P.O. BOX 426
~~**Madison, TN 37115**~~ Joelton, TN 37080

Parcel # 043-09-0 057.00

Return to:

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