Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-036

Davidson County DEEDWARR
Recvd: 05/22/06 12:38 3 pgs
Fees:18.00 Taxes:351.50

20060522-0059850

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9TH day of ~~April~~ MAY, 2006, by GMAC Mortgage.

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

Land in Davidson County, Tennessee, being Lot No. 7 & 10, on the Plan of McNees Subdivision, of record in Plat Book 161, Page 44, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GMAC Mortgage by Trustee's Deed filed on February 16, 2006 as instrument number 20060216-0018742 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:1807-1809 15th Avenue North, Nashville, TN 37208

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: LTD. SIGNING OFFICER

Acknowledgment

State of CT

)ss. 23-1696860

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, 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 9TH **day of** ~~April~~ MAY**, 2006.**

_____

Notary Public

My commission expires:

My Commission Expires 9/30/2009

_____

(Seal)

LYNN M. PIMENTA NOTARY PUBLIC STATE OF 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, $95,000.00, 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 9TH **day of** ~~April~~ MAY**, 2006.**

Notary Public

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

(Seal)

LYNN M. PIMENTAL NOTARY PUBLIC

Property owner and party responsible
For payment of taxes:
Alexander Sigg
~~**1807-1809 15th Avenue North**~~ 415 N. 10th St.
Nashville, TN ~~**37208**~~ 37206

Parcel #081-70-264.00

Return to:

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