Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-111
359239050

Davidson County DEEDWARR
Recvd: 11/30/06 09:47 3 pgs
Fees:18.00 Taxes:240.50
20061130-0147683

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21 day of November, 2006, by GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation.

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

Being Lot Number 36, on the plan of Charles U. Coggins First Addition as shown by Plat of record in Plat Book 421, page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to GMAC Mortgage by Trustee's Deed recorded on August 9, 2006 as Instrument No. 20060809-0097708 in the Register of Deeds Office of Davidson County, Tennessee.

Commonly known as: 1638 Chase Avenue, Nashville, TN 37216

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, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

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

GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation

BY: _____

ITS: LTD. SIGNING OFFICER

Acknowledgment

State of CT

)ss.

County of FAIRFIELD

On this day before me, a Notary Public, personally appeared TODD HUCKEY, **to me personally well-known, who acknowledged that he/she is the** LTD. SIGNING OFFICER, **of GMAC Mortgage, LLC successor by merger to 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 21ST **day of** NOVEMBER, 2006.

Donna L Castaldo

Notary Public Donna L Castaldo
NOTARY PUBLIC
My Commission Expires July 31, 2011

My commission expires:

_____

(Seal)

State of Tennessee
)ss.
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, $ 65,000.00, 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 27 **day of** November, 2006.

Notary Public

My commission expires:

(Seal)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Mark Ford
1638 Chase Avenue
Nashville, TN 37216

Parcel # 072-10-0 315.00

Return to:

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