Davidson County DEEDWARR
Recvd: 02/14/07 09:45 3 pg
Fees:18.00 Taxes:303.40
20070214-0018629

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-139
Client No. 359275523

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of January, 2007, 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 Jeffery Burke and Vida C. Wakeman, Grantees, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOTS NOS 87 & 88 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, AS OF RECORD IN BOOK 61 PAGE 8 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOTS 87 & 88 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SEVIER STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF SOUTH 19TH STREET, 100 FEET TO A DEAD LINE.

Being the same property conveyed to GMAC Mortgage Corporation in Substitute Trustee's Deed filed as instrument number 20061108-0138855.

Commonly known as:1901 Sevier Street, Nashville, TN 37206

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, 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: Limited Signing Officer

Acknowledgment

State of TX

County of Dallas)**ss.**

On this day before me, a Notary Public, personally appeared Sara Waite, **to me personally well-known, who acknowledged that he/she is the** LSO, **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 17th **day of January, 2007.**

(SEAL)

JOHN MATTHEW HENNEBURY
Notary Public, State of Texas
My Commission Expires
April 12, 2008

_____
Notary Public

My commission expires: 4/12/08

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, $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Harrell
Affiant

Subscribed and sworn to before me this 31 **day of** January, **2007.**

(SEAL)

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

Kimberly A. Cauthern
Notary Public

My commission expires:_____

Property owner and party responsible for payment of taxes:
Jeffery Burke
~~**1901 Sevier Street**~~ 1403 Douglas Ave
Nashville, TN 37206

Parcel #09402020200

Return to:

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