Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-131
3270577

Davidson County DEEDWARR
Recvd: 04/09/07 14:27 3 pgs
Fees:18.00 Taxes:358.90
20070409-0041908

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12 day of March 2007 by GMAC Mortgage, LLC.

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

Being lot no. 370 on the plan of Parkwood Estates, section 2, which is of record on book 3300, page 5, in the register's office of Davidson County, Tennessee.

Said lot no. 370 fronts 78.0 on the southerly side of Wilmouth Road and extends back between lines 131.7 feet on the easterly line and 129.4 feet on the westerly line to a dead line in the rear, measuring 78.0 feet thereon.

Being the same property conveyed to Edward W. Linder, married, by Quitclaim deed from Edward W. Linder, Trustee of the Wilmouth Street Trust, dated June 1, 1994 3-24-06 and recorded 3-24-06 in instrument no. 20060324-0033910, and being the same property previously conveyed to Mid-state Brokerage, inc., A Tennessee corporation, Trustees for the Wilmouth Street Trust, dated June 1, 1994, by quitclaim deed from Edward W. Linder and Janice Linder, dated 10-29-02 and recorded 12-28-02 in instrument no. 20021228-0160358, in the register's office for Davidson County, Tennessee.

This is the property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20061109-0139324.

Commonly known as:3123 Wilmoth Road, Nashville, TN 37207

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

BY: Sara Waite

ITS: Limited Signing Officer

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Sara Waite, **to me personally well-known, who acknowledged that he/she is the** Limited Signing Officer, **of GMAC Mortgage, LLC, 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 12 **day of March 2007**

(Seal)

Notary Public

My commission expires: 2-6-11

KEVIN NAM DAO
Notary Public, State of Texas
My Commission Expires
February 06, 2011

State of Tennessee }
County of Williamson }ss

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, $97,000.00, 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 4th **day of March 2007.**

(Seal)
KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public

My commission expires:

Property owner and party responsible for payment of taxes:
Eric Raymond Matracia
1811 Apple Valley Circle
Nashville, TN 37207

Parcel #05014021900

Return to:

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