Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-181
359077640

Davidson County DEEDWARR
Recvd: 05/01/07 14:12 3 pgs
Fees:18.00 Taxes:445.85
20070501-0051929

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27 day of April 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 Taina Felix, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 130 on the plan of Resubdivision of River Trace Estates, Phase 1, Section 2, Lots 97-101, 102-108, 113-119, 122-123, 130-143, 163-164, 177-184, of record in Plat Book 6250, page 995, amended in Plat Book 6900, age 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GMAC Mortgage in Trustee's Deed filed as instrument number 20070226-0023192.

Commonly known as:2864 Steamboat Drive, Nashville, TN 37214

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 her 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: _____
Sara Waik

ITS: LSO

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Sara Waik, **to me personally well-known, who acknowledged that he/she is the** LSO, **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 27 **day of April 2007**

_____
Notary Public

My commission expires: 2-6-11

_____
(Seal)

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

State of Texas }
}ss
County of Dallas }

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, $120,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Sara Wade

Subscribed and sworn to before me this 27 **day of April 2007.**

Notary Public

My commission expires: 2-6-11

(Seal)

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

Property owner and party responsible for payment of taxes:
Taina Felix
2864 Steamboat Drive
Nashville, TN 37214

Parcel #062020A13000C0

Return to:

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