Davidson County DEEDWARR
Recvd: 08/21/07 10:07 2 pgs
Fees:13.00 Taxes:151.70
20070821-0099919

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of **July, 2007** by and between, **Residential Funding Company, LLC fka Residential Funding Corporation** hereinafter called Grantor, Gregory S. Baker, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of Davidson, State of Tennessee, to wit:

Tract 1: Land in Davidson county, Tennessee being all of Lot Number 94, on the plan of Ranchwood Estates, Section 1, all of record in Book 2900, page 125, said Register's Office to which plan reference is hereby made for a more complete description thereof
Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel "D" on the Plan of Section One, Ranchwood Estate, City of Goodlettsville, of record in Book 2900, page 125, in the Register's office for Davidson County, Tennessee, and more particularly described as follows, to wit: Said Parcel "D" beginning at a point on the South margin of Rosehill Drive, being the Northwest corner of Lot 94: thence along the curved line of Rosehill Drive, 68.70 feet to a point; thence South 20 degrees 19 minutes East 166.41 feet to a point; thence South 79 degrees 21minutes East 198.19 feet a point; thence South 18 degrees 34 minutes West 119.0 feet to a point being the Southeast corner of Lot Number 94; thence 355.10 feet a the East Boundary line, a common line with Lot Number 94 to the beginning

Commonly Known as: 200 Rosehill Drive Goodlettsville, TN 37072

Subject to 2007 Davidson County Taxes and 2007 City of Goodletsville hereby assumed by the Grantee.

Being all or part of the same property described in Trustee's Deed under Davidson County Register's Instrument Number 20041021-0126734.

Tax Parcel Number: 028-08-44.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Residential Funding Company, LLC fka Residential Funding Corporation
BY: _____
TITLE: Richard Williams Vice President

dt

STATE OF ~~Colorado~~ TEXAS
COUNTY OF ~~Denver~~ HARRIS

Before me, a Notary Public in and for said State and County, personally appeared Richard Williams **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged himself to be the Authorized Signatory of **Residential Funding Company, LLC fka Residential Funding Corporation** the within named bargainor, and that she as such Authorized Signatory, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Residential Funding Company, LLC fka Residential Funding Corporation**, by herself as such.

WITNESS my hand and Notarial Seal at office this 10 day of August, 2007.

-SEAL-

CAROL C. CHARLTON
NOTARY PUBLIC
COMMISSION EXPIRES
APRIL 19, 2010

Notary Public
My commission expires:

STATE OF ~~Colorado~~ Tennessee
COUNTY OF Wilson

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $41,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of August, 2007

My Commission Expires: 5/14/2011

Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Owner's Mailing Address:
Gregory S Baker
126 Walton Village Dr.
Hendersonville TN 37075

Property Address:
200 Rosehill Drive
Goodlettsville, TN 37072

Person or entity responsible for
The payment of taxes:

Gregory S. Baker
126 Walton Village Dr.
Hendersonville TN 37075

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: