Davidson County DEEDWARR
Recvd: 12/04/07 10:43 3 pgs
Fees:18.00 Taxes:314.50
20071204-0140242

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-265
3808218

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of November, 2007, by GMAC Mortgage, LLC.

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

Being Lot No. 455, Heritage Square, Phase Four, Plan of record in plat book 6250, page 178, Registers Office of Davidson County Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed recorded in the Register's Office of Davidson County, Tennessee as Instrument Number 20071025-0126057.

Commonly known as: 1505 Tradition Court, Madison, TN 37115

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: _____

ITS: LSO

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Ryan Kelly, **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 19 **day of November, 2007.**

(Seal)

_____
Notary Public

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

My commission expires: 2-6-11

State of TEXAS

County of DALLAS)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, $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Ryan Kelly

Subscribed and sworn to before me this 19 **day of November, 2007.**

(Seal)

Notary Public

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

My commission expires: 2-6-11

Property owner and party responsible for payment of taxes:
Josh Roney
1505 Tradition Court
Madison, TN 37115

Parcel #042070A 11400C0

Return to:

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