return to: Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1008-046

Davidson County DEEDWARR
Recvd: 04/28/08 10:50 3 pgs
Fees:18.00 Taxes:290.45
20080428-0042885

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th **day of** April, 2008, **by Residential Funding LLC fka Residential Funding Corporation.**

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

Being the easterly half of Lot No. 77 on the Plan of J.B.Hayne's Oriental Subdivision, as of record in Book 161, page 26 and 27, Register's Office for said County. Said Part of Lot No. 77 fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association by Trustees Deed filed on 5/25/07 as instrument number 20070525-0062707

Being the same property conveyed to Residential Funding LLC fka Residential Funding Corporation by Quit Claim Deed filed on _____ as instrument number 20080428-0042884

Commonly known as: 329 Duke Street, 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 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.

Residential Funding LLC fka Residential Funding Corporation

BY: _____

ITS: PMJO

Acknowledgment

State of Texas

County of Dallas)ss.

On this day before me, a Notary Public, personally appeared Mark Via **, to me personally well-known, who acknowledged that he/she is the** PMJO **, of Residential Funding LLC fka Residential Funding 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 15 **day of** April , 2008 .

_____

Notary Public

My commission expires:

_____

(Seal)

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

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, $78,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee Mark Via

Subscribed and sworn to before me this 15th **day of** April, 2008.

Notary Public

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
Jennifer Milam
329 Duke Street
Nashville, TN 37207

Parcel #071 08 0 034.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211