Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-289

$ 240.00

Davidson County DEEDWARR
Recvd: 06/26/08 09:45 3 pg
Fees:18.00 Taxes:222.00

20080626-0065733

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of May, 2008, by GMAC Mortgage,LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Charles Gunselman and Teresa Gunselman, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 14 on the Plan of Ewing Valley, Section 1, of record in Book 4300, page 167, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20071121-0136467.

Commonly known as:712 Troy Drive, 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 Grantees and unto their 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 Bryan 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 27 **day of** May**,** 2008**.**

_____

Notary Public

My commission expires:

_____

(Seal)

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

State of TN

County of)ss. Williamson

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, $60,000.00, 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

Subscribed and sworn to before me this 25th **day of** June, 2008

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Charles Gunselman
712 Troy Drive
Nashville, TN 37207

Parcel #059-06-0-048.00

Return to:

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