Davidson County DEEDWARR
Recvd: 08/22/08 10:23 3 pgs
Fees:18.00 Taxes:148.00
20080822-0086455

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-350
4301601

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of August, 2008, by GMAC Mortgage, LLC, Grantor.

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

A PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING PART OF BLOCK 3 ON THE MAP SHOWING G.T. SHEEGOG'S SUBDIVISION, BORDEAUX, TENNESSEE, AS OF RECORD IN BOOK 421, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON AN UNRECORDED PLAN OF THE SUBDIVISION OF SAID BLOCK 3, DESCRIBED ACCORDING TO A SURVEY MADE BY ERIE DRAKE, COUNTY SURVEYOR, FEBRUARY 1, 1937, AS FOLLOWS:

BEGINNING IN THE CENTER OF DOAK AVENUE, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO EARNEST B. DYER AND WIFE, BY DEED FROM LOULA MCPHERSON AND HUSBAND, OF RECORD IN BOOK 1295, PAGE 333, SAID REGISTER'S OFFICE; THENCE WITH DYER'S SOUTHERLY LINE WESTWARDLY 150 FEET; THENCE, SOUTHWARDLY 58 FEET; THENCE EASTWARDLY 150 FEET TO THE CENTER OF DOAK AVENUE, THENCE WITH THE CENTER OF SAID AVENUE NORTHWARDLY 54 1/2 FEET TO THE BEGINNING.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080617-0062233.

Commonly known as: 3109 Doak Avenue, Nashville, TN 37218.

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 its successors 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 ~~Corporation~~ LLC. EB

BY: Jennifer P

Jennifer Peters

ITS: L.S.O

Acknowledgment

State of Texas

County of Dallas

On this 13th day of August 2008 before me, E. Evelyn Brown a Notary Public, personally appeared Jennifer Peters **, to me personally well-known, who acknowledged that he/she is the** L.S.O. **of** GMAC Mortgage ~~Corporation~~ 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 as such attorney-in-fact by himself/herself as such officer~~.**

Witness my hand and seal this 13th day of August, 2008.

E Evelyn Brown

Notary Public

My commission expires: November 02, 2011

(Seal)

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

State of Texas

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, $40,000.00, 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 Jennifer Peters

Subscribed and sworn to before me this 13th day of August , 2008.

Notary Public

My commission expires: November 02, 2011

11\2\11

(Seal)

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

Property owner and party responsible for payment of taxes:
Mohawk LLC
3109 Doak Avenue
Nashville, TN, 37218

Map No. 080~~-04-0~~083.00

Return to:

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