Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-331
4184448

Davidson County DEEDWARR
Recvd: 09/17/08 12:40 3 pgs
Fees:18.00 Taxes:473.23
20080917-0095048

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of August, 2008, by GMAC Mortgage LLC, successor by merger to GMAC Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Siripong Suntikul and Supinda Suntikul, married, Grantees, the following land in Davidson County, Tennessee:

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

Being Lot No. 2 on the Plan of Pebble Creek, Section One, of record in Book 5210, Page 72, Registers Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080409-0035846.

Commonly known as:2334 Una Antioch Pike, Antioch, TN 37013

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, successor by merger to GMAC Mortgage Corporation.

~~POA instrument #~~ 68

BY: _____

ITS: Jennifer Peters, LSO

Acknowledgment

State of Texas

)ss.

County of Dallas

On this 20th day 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 Limited Signing Officer, of GMAC Mortgage LLC, successor by merger to GMAC Mortgage 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 20th 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

State of Texas

)ss.

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, $127,900.00, 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 20th day of August, 2008.

Notary Public

My commission expires: November 02, 2011

(Seal)

Property owner and party responsible for payment of taxes:
Siripong Suntikul
2334 Una Antioch Pike
Antioch, TN 37013

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

Parcel #149050 12700

149-05-0-127.00

Return to:

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