Davidson County - DEEDWARR
Recvd: 09/22/08 09:27 3 pgs
Fees:18.00 Taxes:389.24
20080922-0096120

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-352
4327967

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10th day of September, 2008, by GMAC Mortgage, LLC, GRANTOR.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Benjamin G. Hopper and Amy Hopper wife and Charles W. Devier IV, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 714 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, page 62, Registers Office for Davidson County, Tennessee.

Said Lot No. 714 fronts 84.8 feet on the Southerly margin of Bonnavue Drive and runs back between lines measuring 233.3 feet on the westerly line and 242.0 feet on the easterly line to a dead line in the rear measuring 66.4 feet thereon.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080617-0062232.

Commonly known as:321 Bonnavue Drive, Hermitage, TN 37076

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: Stephanie Owens Limited Signing Officer

Acknowledgment

State of Texas

)ss.

County of Dallas

On this 10th day September, 2008 before me, a Notary Public, personally appeared Stephanie Owens **, to me personally well-known, who acknowledged that he/she is the Limited Signing Officer, 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.**

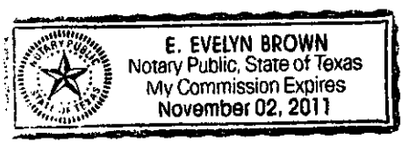
Witness my hand and seal this 10th day of September, 2008.

E Evelyn Brown

Notary Public

My commission expires:

November 02, 2011
(Seal)



State of Tennessee
)ss.
County of 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, $105,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin G Hopper

Grantee or Agent of Grantee

Subscribed and sworn to before me this 19th **day of** September, 2008.

Notary Public

My commission expires:

(Seal)

MY COMMISSION EXPIRES:
October 31, 2011

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Property owner and party responsible for payment of taxes:
Benjamin G. Hopper
321 Bonnavue Drive
Hermitage, TN 37076

Parcel #074080 13100

Return to: 074-08-0-131.00

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