Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-387
0306747018

Davidson County DEEDWARR
Recvd: 12/01/08 10:20 4 pgs
Fees:23.00 Taxes:66.23
20081201-0116222

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of November, 2008, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael W. O'Neill, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands, which is of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GMAC Mortgage, LLC by Trustee's Deed filed on 10/28/08 as instrument no. 20081028-0107371.

Commonly known as:314 Pullen Avenue, 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 his 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 duly authorized attorney in fact GMAC Mortgage**~~

BY: _____

ITS: Jennifer Peters L.S.O

Jennifer Peters

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, 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, LLC,** ~~**by its duly authorized attorney in fact GMAC Mortgage, 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 14th day of November, 2008.

E Evelyn Brown
Notary Public

My commission expires:

11/02/11
(Seal)

NOTARY PUBLIC STATE OF TEXAS
E. EVELYN BROWN
Notary Public State of Texas
My Commission Expires
November 02, 2011

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, $17,900.00, 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 26th day of November, 2008.

Notary Public

My commission expires:

07/16/2011
(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:
Michael W. O'Neill
1019 Millwood Ln.
Ashland City, TN 37015

Parcel #071-11-0-173.00

Return to:

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

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

