380.00

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-379
4577896

Davidson County DEEDWARR
Recvd: 01/02/09 11:10 3 pgs
Fees:18.00 Taxes:362.60
20090102-0000212

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of December,2008, by GMAC Mortgage, LLC.

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

Land in Davidson County, Tennessee, being Lot 47, Madison Realty Company, as shown on plat of record in Plat Book 547, Page 164, in the Registers Office, of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20081002-0100093.

Commonly known as:113 Harrington Avenue, Madison, TN 37115

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: _____

IT: Stephanie Owens, L.S.O

Acknowledgment

State of Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared Stephanie Owens **, to me personally well-known, who acknowledged that he/she is the** L.S.O **, 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 4th day of December, 2008.

E. Evelyn Brown

Notary Public

My commission expires:

11/02/~~11~~ 12

(Seal)

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2012

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, $98,000.00, 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 31st day of December, 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:
Gregory A. King
113 Harrington Avenue
Madison, TN 37115
Parcel #051-04-0-075.00

Return to:

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