Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-344
4262030

Davidson County DEEDWARR
Recvd: 01/07/09 12:10 3 pgs
Fees:18.00 Taxes:292.30
20090107-0001629

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of December, 2008, by GMAC Mortgage, LLC, Grantor.

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

That certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 in W. R. Cornelius Subdivision of record in Book 57, Page 124, Registers Office for said County.

Said Lot fronts 52 feet 8 inches on the southerly margin of Gartland Street and runs back 150 feet to an alley on which it measures 54 feet 5 inches.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080528-0054133.

Commonly known as: 1610 Gartland Avenue, Nashville, TN 37206

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: Jennifer Peters, LSO

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** LSO **, 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 29th day of December, 2008.

_____
Notary Public

My commission expires:

11/02/12
(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, $79,000.00, 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 6th day of January, 2009.

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:
Barry H. Downer
1301 Boscobel Street
Nashville, TN 37206

Parcel #083-10-0-155.00

Return to:

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