Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-329
4184450

Davidson County DEEDWARR
Recvd: 01/23/09 10:44 3 pgs
Fees:18.00 Taxes:277.50
20090123-0005935

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of January, 2009, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to William F. Fox and Lucy Fox, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, lying in the 14th Civil District and being Lot No. 20 of Block 3, on the map of Berryville of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of Hadley Bend Road or Old Hickory Blvd and runs back between parallel lines along the southerly margin of 4th Street, 150 feet to an alley.

Included in the above description but hereby excluded is the following described property:

Beginning at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Fourth Street, thence along the said south margin North 75 deg. 39 min. East 3 feet more or less to a point, thence along a 20 foot radius curve left southwardly 9.77 feet to a point in the said east margin, thence along the said east margin North 14 deg. 21 min. 20 sec. West 9 feet more or less to the point of beginning and containing 14 square feet.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080403-0033711.

Commonly known as: 4300 Old Hickory Boulevard, Old Hickory, TN 37138

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: Hattie McLaughlin, CSO

Acknowledgment

State of Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared Hattie McLaughlin, **to me personally well-known, who acknowledged that he/she is the** CSO, **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 13th day of January, 2009.

_____

Notary Public

My commission expires: 5-28-2012

5/28/12

(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012

State of TN

County of Williamson)ss.

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, $ 75,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl B Rogers

Grantee or Agent of Grantee

Subscribed and sworn to before me this 22nd **day of** Jan, 2009

Notary Public

My commission expires:

7/16/11

(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:
William F. Fox
152 Laview Rd
Hendersonville TN 37075
Parcel #064-13-0-003.00

Return to:

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