Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-351
4301603

BILL GARRETT, Davidson County
T20090017690 DEEDWARR
Recvd: 03/17/09 10:02 3 pgs
Fees:18.00 Taxes:264.55
20090317-0023795

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 12th day of March, 2009, by GMAC Mortgage, LLC, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to David B. Hirst and Jill Hirst, husband and wife, as joint tenants with full rights of survivorship, Grantees , the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 in the Leek Subdivision of the Arthur Tract of record in Book 547, page 54, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Myrtle Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed filed for record on 6/17/08 as instrument 20080617-0062236.

Commonly known as: 409 Myrtle Street, 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 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.

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: Beth Borse

ITS; Beth Borse LSO

Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Beth Borse, **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** [redacted] **by himself/herself as such officer.**

Witness my hand and seal this 12 **day of** March, 2009.

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

Notary Public

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, $71,500.00, 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 16TH Day of March, 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:
David B. Hirst & Jill Hirst
409 Myrtle Street
Nashville, TN 37206

Map No. 082-08-0-214.00

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

Property address;

409 Myrtle St
Nashville,Tn 37206